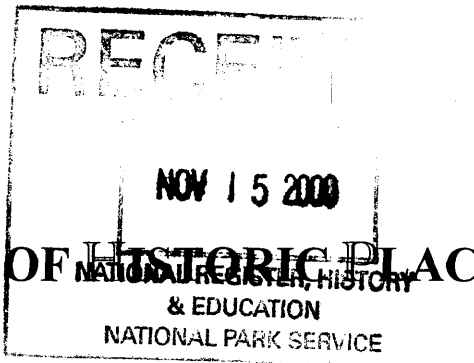


United States Department of the Interior  
National Park Service

# NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM



## 1. Name of Property

historic name: University Area Historic District

other name/site number:

## 2. Location

street & number: The area roughly bounded by south 4<sup>th</sup> East Street to the north, Beckwith Avenue to the south, Arthur Avenue to the east and Higgins Avenue to the west.

not for publication: n/a  
vicinity: n/a

city/town: Missoula

state: Montana

code: MT

county: Missoula

code: 063

zip code: 59801

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination    request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets    does not meet the National Register Criteria. I recommend that this property be considered significant    nationally X statewide X locally.

Signature of certifying official/Title

Date

Montana State Historic Preservation Office  
State or Federal agency or bureau

(    See continuation sheet for additional comments.)

In my opinion, the property    meets    does not meet the National Register criteria.

Signature of commenting or other official

Date

State or Federal agency and bureau

## 4. National Park Service Certification

I, hereby certify that this property is:

- ☒ entered in the National Register  
   see continuation sheet  
☐ determined eligible for the National Register  
   see continuation sheet  
☐ determined not eligible for the National Register  
   see continuation sheet  
☐ removed from the National Register  
   see continuation sheet  
☐ other (explain):

Signature of the Keeper

Date of Action

*Edson A. Beall* 12/13/00

University Area Historic District

Name of Property

Missoula County, Montana

County and State

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**5. Classification**

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Ownership of Property: Private

**Number of Resources within Property**

Category of Property: District

Contributing

611

Noncontributing

174 building(s)Number of contributing resources previously  
listed in the National Register: 4

—

— sites

—

— structures

—

— objects

Name of related multiple property listing: n/a

611174 TOTAL

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**6. Function or Use**

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**Historic Functions:**DOMESTIC/Single & Multiple Dwelling  
COMMERCE/Business  
RELIGION/Church**Current Functions:**DOMESTIC/Single & Multiple Dwelling  
COMMERCE/Business, Professional, Restaurant  
RELIGION/Church

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**7. Description**

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**Architectural Classification:**

Late Victorian/Queen Anne

Late 19<sup>th</sup> & 20<sup>th</sup> Century Revivals: Colonial Revival,  
Tudor Revival, Spanish Colonial RevivalLate 19<sup>th</sup> & 20<sup>th</sup> Century Movements: Prairie School,  
Bungalow/Craftsman**Materials:**

foundation: stone, concrete

walls: wood clapboard, brick stucco

roof: wood, asphalt

other: n/a

**Narrative Description**

The University Area Historic District is made up of 43 full and 7 partial, predominantly residential blocks, that lie within the platted areas of the Montana Addition and Hammond Additions Number 1 and 2, and part of Hammond Addition Number 3. A thin commercial element exists along the east side of Higgins Avenue and to a lesser extent along the west side of Arthur on the eastern boundary of the district. Fraternities, sororities, and churches are interspersed throughout the district. The district begins just to the south end of the Higgins Avenue Bridge (South 4<sup>th</sup> Street East), connecting the west side of the district to a thriving downtown business community. The Van Buren Bridge connects the district's eastern edge to the business community. The University District is roughly bounded by South 4<sup>th</sup> East to the north, the alley between Beckwith Avenue and Evans to the south, Arthur Avenue and the university campus to the east, and the business thoroughfare of Higgins Avenue to the west.<sup>1</sup>

The district contains 451 main buildings, of which 355 are contributing, including 10 primary. Most of the buildings are single-family residences. There are 334 outbuildings (including garages, sheds and garage/apartments). All but 78 of the outbuildings are contributing. The district also contains 17 purely commercial buildings, primarily along Higgins Avenue, 5 churches, 7 church-related buildings, and 1 school. Fraternities and sororities occupy 11 of the main structures. There are approximately 82 clearly identifiable buildings serving as apartment units. However, many apartments are contained within buildings that outwardly look like single-family dwellings. Residential lot sizes vary depending on the neighborhood, but typically measure 30 x 130 feet or 30 x 155 feet. A majority of the residences sit on two or more lots. The historic period of the district is from 1887-1940. Development began in the early 1890s and most of the homes standing today were constructed by 1920. Those areas that developed rapidly after 1920 were mostly near the east and south sides of the district. Neighborhoods throughout the district were almost fully developed by WWII. A small number of homes in the area were built in the late 1940s and early 1950s, and some in the 1960s.<sup>2</sup>

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The residential feeling of the district is enhanced by mature boulevard trees, mainly of the maple variety, and common setbacks for the residences. The intense traffic flow generated along both east and west boundary streets (Arthur and Higgins) tends to mark an end to the residential neighborhood character in favor of more commercial development. Beckwith Avenue on the south, also has the feel of a major transportation artery, as do 5<sup>th</sup> and 6<sup>th</sup> Streets East.

Properties were evaluated as contributing or non-contributing based on their association with the period of significance (1887-1940), on the developments, events and stylistic influences that characterized that period, and on their degree of architectural integrity. The result is that there are a variety of contributing buildings in terms of style, scale and function, within an historic district that evolved over a 53-year time period. The general condition of most buildings throughout the district is good to excellent. Non-contributing buildings were defined as those not built within the period of significance, or that have experienced a significant loss of architectural integrity. That loss was primarily due to unsympathetic remodels, changes of major architectural elements, and major additions after the historic period.

Most of the historic garages are located at the back of the lots along alleyways and provide a tangible feeling of association with the period of significance. The 1920s era is especially well represented, reflecting the substantial increase of automobile usage during that decade. Most garages are similar in style and building materials as the main house, and some are obviously evolved from early carriage house usage. Though many of the historic garages have been altered, especially with changes to the main door, the vast majority has retained their recognizable definition and character given the role of automobile storage units.

The university area is unique in that it is an historically cohesive neighborhood characterized by middle to upper class homes, which reflect several nationally recognized architectural themes. It contains a good representation of some of Missoula's finest historic homes. Popular architecture in the area includes the Queen Anne, Colonial Revival, Craftsman type bungalow and Tudor styles.

The Queen Anne and Colonial Revival styles often make up the older homes in the area. They are stately in appearance, exemplify detailed workmanship and are generous in decorative elements. The Craftsman and Tudor styles are typically the more recently built homes of the historic period. The bungalows, in particular, vary greatly in size and appear to cross economic and social status lines more commonly than other architectural designs. Shingle, Greek Revival, Italian Renaissance, Spanish Eclectic, Modern and other styles are interspersed throughout the district as well. Those styles, however, are more thinly distributed and do not appear to be as influential in the area's initial architectural development.

The university area also includes numerous apartment buildings. The earlier examples of these are mostly located in the Montana Addition on the southern end of the district, and are often built in the style of turn of the century row houses, connecting themselves visually with similar units located to the blocks west of the district, within the Southside Historic District. Many of these row houses are characteristic of designs by noted Missoula architect A.J. Gibson, who resided in the Southside district and practiced at the time these buildings were being constructed.

Gibson's designs were often imitated by other architects and builders. These buildings are brick with distinctive bays and decorative elements such as round or diamond-shaped windows spaced between double-hung windows on the upper story. They characteristically have open front porches with classical round columns. The ca. 1910 apartment building at 320 South 6<sup>th</sup> East is a typical example. It is a large, 2-story, four unit, rectangular, flat-roofed, brick building. The main elevation exhibits two, full 2-story symmetrically placed bay windows. The windows are double-hung, and those on each central bay are picture units with art glass seconds story transom windows and lead glass first floor transom windows. A wooden porch with round Tuscan columns spans the front. Centered above each entrance are oculus lead glass windows with decorative brick surrounds. Above this an extended cornice separates the building body from the brick parapet. Other variations of these Gibson influenced apartments include 231-239 South 6<sup>th</sup> East, 133-143 South 5<sup>th</sup> East, and 220-226 South 5<sup>th</sup> East.

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Other apartments of architectural note are located to the south within the Hammond Additions. These are later and not in the Gibson style. They include the elegant brick Haines Apartments at 417 Daily with its majestic deco metal portico and stained glass inserts, and the brick, 3-story corner apartment building at 439-445 University Avenue.

Newer apartment complexes exist to the south of these row houses and, for the most part, serve as housing for university students; or senior citizens complexes, such as the massive brick Lynwood Condominiums, built in 1966 at 951 Ronald. Elsewhere, the Spotswood Condominiums and the Lynwood Condominiums at 201-263 Eddy occupy the site of the former Spotswood Mansion, which was demolished in 1959.

Throughout the years, numerous single-family houses have been converted to apartments to serve the needs of the student population. This is a common occurrence throughout neighborhoods bordering college campuses.

Moderate to extravagant single family dwellings are the majority in the district, with multiple dwellings and a few commercially zoned properties interspersed. The community dates back to the early 1890s when prominent Missoula businessmen initiated the district's residential development. Some of the earliest dwellings were erected on South 4th and 5th Streets East in the Montana Addition, and to the south along Gerald Avenue within the Hammond Addition. The grandest homes, both in scale and design, were located along Gerald Avenue and 5<sup>th</sup> Street East. Several homes known to have been built in these areas before or shortly after the turn of the century have since been torn down or and replaced with newer homes or apartment complexes. The Kenneth Ross house, built by Marcus Daly in 1893 for Ross, who managed Day's lumber mill, was a beautiful Queen Anne style home until its demolition in 1941 to make space for a the Hellgate School annex. Another particularly impressive mansion, located at 817 Gerald and owned by Gustave Peterson, owner of Peterson Drug Company, was moved in November of 1979 to its present lot at 805 39<sup>th</sup> Street. That move was also to make room for an addition onto Hellgate High School. Designed by A.J. Gibson and constructed in 1903, the Peterson mansion was representative of the wealth that looked to the university area as its home. Another mansion that disappeared from the university area was located at 910 Gerald and became known at various times as the Bonner or Spotswood mansion. Built for E.L. Bonner and his wife in 1891, the Bonner Mansion resided on a beautifully landscaped full city block. Its elegance fell by the wayside and the Bonner Mansion was torn down in 1959 to make way for an apartment complex. Despite these losses of important architectural fabric from the University Area Historic District, the majority of the homes in the district still stand beautifully, having been well maintained, and some partially or fully restored over the years.

There are a number of churches and church-related buildings throughout the University Area Historic District. Of the five major church buildings, two are from the historic period. The Holy Spirit Episcopal Church at 130 South 6<sup>th</sup> Street East is the oldest. The main church building, designed by the firm of Whitehouse and Price of Spokane, was completed by late December of 1915. A rectory addition, designed by Missoula architect H.E. Kirkemo and constructed by contractor John E. Hightower, was dedicated on November 25, 1933. An addition to the Parish Hall was completed in February 1953. All components of this historic church campus are compatible with the Gothic-influenced historic design.

The University Congregational Church/United Church of Christ at 405 University was constructed ca. 1920 in Mission Style. It remains a contributing building for its architectural values but has undergone remodeling and recent additions.

The remaining churches are of more modern construction and include: the Church of Christ at 1528 Higgins Avenue South, the Garden City Church of Christ at 345 South 5<sup>th</sup> West and Christ the King Church at 1400 Gerald. In addition, the Institute of Religion of the Church of Jesus Christ of Latter Day Saints is located in a modern brick building at 515 McLeod, and the Unitarian Universalist Fellowship of Missoula is located in an historic period wood-frame house at 102 McLeod.

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### EARLY NEIGHBORHOOD DEVELOPMENT

Early economic growth in Missoula was accomplished by utilizing the area as a center of commerce and trade, and by providing agricultural and material goods to the railroad, timber and mining industries. Initial investments were often provided by prominent businessmen and marketed by local and state politicians. The railroad came to Missoula in the 1880s, greatly increasing commerce and trade and providing large contracts for the timber industry. In 1895, the University of Montana opened its doors, boosting not only the local economy, but Missoula's cultural growth as well. These and other developments helped to create, and continued to directly influence, development in the University District. In turn, the University District's architecture and development patterns directly reflected Missoula's prosperity from the 1890s to the early 1940s.

The district's initial housing development began just prior to the turn of the century and architectural styles and development patterns correspond to the platting of each city addition. The district was characterized by residents associated with the economic, political and educational development of Missoula and western Montana. Early well-known residents of the south side area included: E.L. Bonner, founder of the Missoula Mercantile and the force behind Missoula's timber industry; John R. Toole, a member of the state's 1889 Constitutional Convention; E.A. Wistanley who specialized in timber and real estate; Fred Sterling, president of the Western Montana National Bank; C.H. McLeod, president of the Missoula Mercantile Company; biologist and university professor; Morton Elrod; John Keith, three term mayor and bank president; and Frank Lusk, also a bank president. These individuals, along with many other businessmen, civic leaders and educators, invested in south side property when Missoula was quite young.

Although the district was formed to accommodate Missoula's influential people, many of the dwellings are intriguing in that they are relatively moderate in size. In addition, the more elaborate homes have not necessarily been presented as such in the past. Advertisements promoting homesteading in Montana presented the university area not only as an example of Missoula's prosperity, but as an example of the prosperity in all of western Montana. The area's homes, however, were often described as "charming" and sometimes "quaint". Even the largest of homes were described as nothing less than "real homes," where every space was utilized for family living, and not for show. Whether moderate or extravagant, the university area homes have historically represented family life and the ideals of a relatively modest, cohesive community.<sup>3</sup>

In addition to the beautifully designed architecture that spans the district, the area's park-like appearance greatly adds to the integrity of the neighborhood. Landscaping is common and yards are well kept. For many residents, landscaping has taken the place of utilizing fences to create boundaries between neighbors. The fence lines that were once popular with the area's earliest residents appear to have since lost their importance. Extending beyond the front yards of each home are the perfect rows of large maples that line the boulevards and act as a reminder of those residents who established the area's street beautification and park plan in 1903.

Between 1903 and 1915, the district and its uniform park-like appearance developed rapidly. The area's beautification efforts and their importance, however, were apparent even before 1903, as many of the earliest residents had planted trees and completely landscaped their properties.<sup>4</sup> The 1903 beautification plan was originally the brainstorm of 15-20 property owners living on South 5th Street. The residents of 5th Street approached the City Council with a plan of grading their street and converting forty feet of the roadway into a boulevard and driveway. Trees were to line each boulevard and were to be allowed to arch over the roadways. The cost was to be split by the City and local residents. In addition, property owners were to plant grass on each lot and maintain the district as a park-like area. The goal was literally to turn 5th Street into the most beautiful residential area in the entire state. This beautification plan was strongly publicized by Senator Gibson of Great Falls, who offered Missoula residents and city officials' constant support. Senator Gibson attended the university commencement in 1903, proudly announcing that the improvements made to the area around 5th Street would make it "the choicest residential attraction in the state."<sup>5</sup>

By the time the improvement ideas were tabled at the City Council meeting, the 5th Street residents were legally represented by Mr. Henry C. Stiff, an attorney and resident of South 5th East. It was suggested that this group be known as the South Side Improvement Association or the Municipal Park Association. Their goal was to create specifications that would be implemented by the city upon

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current and future property owners of the university area. The final plan was to put in a driveway or street of forty feet in width, leaving eleven feet for grass plots to be planted from the curb to the sidewalk. All sidewalks would be a standard five and one-half feet wide, leaving two and one-half feet of grass between the walk and the fence line.<sup>6</sup> The banding together of 5th Street residents in 1903 strongly encouraged the city to rapidly develop streets and walkways, and led to beautification efforts throughout the city.

In 1906, University Avenue residents organized a street improvement district. The arrangement provided that every lot would have improvements made and owners would then have eight years to pay for them. Meanwhile, the improvement district would pay for the upkeep of the parking. W.A. Mayo, Missoula's City Engineer and university area resident, led the charge for improvements, which included grading and adding boulevards and concrete sidewalks. In addition, some of the alleys were paved at this time.<sup>7</sup> The stamped dates in many of the University Avenue sidewalks point to a completion date of 1909. Other improvements to the avenue included the street beautification plan initiated by the residents of 5th Street, in which perfect rows of Norway Maples were planted in each of the boulevards.

The local newspaper indicates that after the turn of the century a large portion of Missoula's residential development was taking place in the University District. Perhaps related to this fact is that the Superintendent of Streets, Public Improvements & Parks, County Land Surveyors, City Engineers and other city officials were at one time or another living in the district during its early development.<sup>8</sup> The initial costs of improving the residential areas were often relatively high. Fees were charged by lot, and the amount per lot included the following for the year of 1913: University Avenue was \$95.95, Daly Avenue \$126.36, Eddy Avenue \$149.37, Connell Avenue \$97.11 and Gerald Avenue was \$255.68.<sup>9</sup>

### ARCHITECTURAL DEVELOPMENT

An 1891 photograph looking south across the Clark Fork from just north of the Higgins Avenue Bridge, shows mostly emptiness east of what would become Higgins Avenue South. The exception is the huge and stately Bonner/Spotswood mansion and barn. That magnificent home beckoned the wealthy and influential to its door, and no doubt influenced others to consider building near that location. The growth within the district that did occur in the early 1890s pretty much came to a halt with the financial crisis of 1893, and did not come back to life until the end of that decade. By 1909 however, residential development on the south side of the river was booming, and by 1912, the University District was well on its way to becoming completely transformed. Paved streets, development and extension of electric transportation, lighting systems, and street and park beautification were all apparent. The areas of concentrated development, however, stayed very much to the western side of the district. Development followed the platting of new additions, but followed lines of commerce and transportation as well. The earliest addition to be settled was the western side of the Montana Addition. The eastern side remained undeveloped as late as 1913. People crowded into neighborhoods near Higgins and Connell Avenues, as business developments and the public transportation system followed these routes. Soon, residents congregated along the west side of University Avenue in Hammond Addition 1 and began moving eastward, as building homes along the main thoroughfare to the university became more popular.<sup>10</sup>

Various architectural styles can be seen throughout the district, but the Queen Anne, Colonial Revival, Craftsman bungalow and Tudor styles are especially dominant in the area. Following a national architectural pattern, the Queen Anne style gained popularity in the 1890s and remained so past the turn of the century. That style fit perfectly the tastes of the few community leaders who chose to build south of the Higgins Bridge in what was then considered a "rural" area. Mansions, such as that built for lumber baron E.L. Bonner (later known as the Spotswood Mansion), could be seen rising high and proud even from as far away as the city center. The Queen Anne style, employed in the Bonner Mansion, began decreasing in popularity around 1910. The Colonial Revival, Tudor and Craftsman styles filled that void and remained fashionable during the Eclectic Movement that lasted from the late 1800s to approximately 1940.<sup>11</sup>

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### QUEEN ANNE

The Victorian style known as the Queen Anne is well represented in the earlier developed neighborhoods of Missoula and especially so in the northern blocks of the University Area. These homes display complex shapes, asymmetrical forms, steeply pitched roof lines and elaborate detailing that include various multi-textured wall surfaces and decorative spindlework.

Excellent examples of Queen Anne designs can be found on 5th Street East. Three particularly interesting homes were built in the 1890s, and still stand beautifully at 205, 206 and 231 South 5th Street East. In addition, an elaborate Queen Anne is located at 312 South 5<sup>th</sup> Street East. All four of these examples sit on stone wall foundations, have clapboard or lapped exterior siding, complex rooflines and open porches. With the exception of the turret removed from above the front porch of the home at 205 5th, these houses have all retained their original appearance.<sup>12</sup>

The example at 205 5th Street East, consists of a steeply pitched roof with a prominent front facing gable, two interior brick chimneys and an asphalt shingle roof. The front porch located on the north side wraps around to the east and west sides of the house. The porch, like others in this area, exhibits delicate spindle work, turned columns and latticework. Windows include fixed double hung, a large pane window with twenty-one small panes attached above and a round four pane window on the east side of the house. Changes to the home include a kitchen addition, removal of the turret above the kitchen addition and adding a south-facing porch. This home was the long time residence of biologist and university professor, Morton Elrod and his family. Morton was well known for establishing the Flathead Lake Biological Station near Bigfork, Montana in 1899. The station, the oldest freshwater research laboratory west of the Mississippi, later relocated to Yellow Bay.<sup>13</sup>

The residence at 206 South 5th Street East, originally the Beck home, was designed by Missoula architect A.J. Gibson. This two story Queen Anne is covered in clapboard exterior. A complex hip and gable roof system includes three interior chimneys and features a turret/porch, boasting a tall finial on top of it. The turret covers the porch to the main entrance. The roof is covered with hand hewn wood shingles. Windows include fixed and double-hung 1/1.

The Parson's House, located at 231 5th Street East, is a beautiful Queen Anne built between 1891 and 1893. It was possibly built by the widow of John R. Higgins, C.P. Higgins' son. In 1898, the house was purchased by Dr. William Buchanan Parsons and his wife. Dr. Parsons was a partner in the Parsons & Brown Hospital and played an active role in Missoula's politics. The house is 2½ stories with exterior lap siding. The original floor plan is a foursquare that lies on an uncut stone foundation. The steeply pitched hipped roof has a hipped dormer on the west side, a polygonal tower-type dormer on the northwest corner, two hip-on-gable dormers on the north side, gable-on-hip and hip-on-gable forms on the east side, and a roof covered with asbestos shingles. A band of wood shingles designed in a fish-scale pattern separate the first and second story. The home has minor irregularities in having both projecting and cutaway bays, and a rear kitchen extension that was added prior to the turn of the century. An open, wrap around porch with the wood steps and flooring graces the front elevation. Detail work on the porch includes turned spindle work supports, balustrade, brackets and decorative latticework. The original design of this home included a wooden arch over the porch steps. The original windows included 1/1 double-hung. Most of these windows remain, with two of them (one east and one west side) having been replaced by large fixed pane windows. The west side window on the stair landing between floors includes a rectangular fixed pane surrounded by small multi-colored panes.

The Queen Anne residence at 312 South 5th Street East was originally the home of George Dildine, a contractor and builder who most likely helped to design or build this home. In addition to displaying elaborate latticework and delicate spindlework, the 1½-story hipped roof with lower cross gables features two internal chimneys, a centrally located turret, and six decorative roof caps. The main porch has a turret-like roof feature on its southwest side, supported by six turned columns. The door to the main entrance has nine panels with thirteen lights, six of which are stained glass.

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In addition to the elaborately detailed homes, the district is also home to various simplified Queen Ann styles. One example is the Christie House, at 410 McLeod Avenue. The Christie House is listed in the National Register. While very little is known about the history of this dwelling or its owners, evidence suggests that the house was built between 1910 and 1912. The residence is a large 2½ story irregularly shaped design. It has a hipped roof with lower cross gables that are enclosed with eaves and a simple cornice. The exterior is covered in narrow clapboard siding. There is a large, open wrap-around porch on the north and west side. The porch roof is flat and is supported by classical columns. The original door remains at the entry with one large fixed light. There is a large two-light fixed window located on the east side of the main entry that consists of one large pane with narrow rectangular panes on top. The upper one-half story contains a ribbon of five vertical lights that originally opened outward in a "hopper" style. They have since been altered to open in an "awning" style.<sup>14</sup>

### COLONIAL REVIVAL

The Colonial Revival homes became popular in the area after the turn of the century. They can typically be identified either by their simple, square massed floor plan and their moderately hipped roof, or as rectangular blocks with side-gabled roofs. Most are two stories with symmetrically balanced windows and doors and the door crown or entry porch is often decorative and supported by round or square columns. Hipped dormers and open porches are also popular. The two story hipped roof design is common throughout the earlier developed neighborhoods. Later, side gable and steeply pitched gambrel roof lines became increasingly popular. Window types typically include double-hung or large fixed windows.

The Cunningham House at 125 South 4th Street East is one of the area's earlier 2½ story Colonial Revival homes. It is a brick home with hipped roof and includes two prominent bays on the front with a porch in between them. Two large hipped roof dormers are located on the front of the house. The Cunningham House was originally built around 1908 as an apartment complex, serving among others, local railroad employees of the Chicago, Milwaukee & St. Paul Railroad, which entered the Missoula valley during that time period. In 1927, W.C. and Evelyn Elmore bought the house and Evelyn ran the Elmore Maternity Hospital in this building until 1947. The two hundred block of South 4th East Street is home to a number of Colonial Revivals, all exemplifying similar styles, materials, and approximate building dates of 1908. Examples include the homes at 227, 231 and 233 South 4th Street East.

Later examples of the Colonial Revival style can be found on Eddy, Daly and Keith Avenues. Most were built in the 1920s and 1930s. The predominant designs include low to moderately pitched roofs and sit on poured concrete foundations. They are typically 1½ or more commonly, 2-story homes, with lapped wood siding.

These later examples typically display more variation in the use of exterior materials and appear more decorative. For example, the Besancon home at 432 Eddy was built in the 1920s, using uncut stone for the foundation, wood siding on the first floor and wood shingles on the exterior of the second floor. It has a low-pitched hipped roof with hipped dormer. On the east side, there is a square bay window with a shed roof. There is a full-length two-story porch, and both porches have decorative rails with brackets under the eaves above the second story porch. The 1927, 1½ story home at 320 Keith Avenue, includes a first story exterior made of brick with concrete ledges beneath the windows, and a second story exterior made of stucco with an English Cottage finish. The roof is gambrel covered in wood shake. The roof also has a continuous shed dormer on the rear and a continuous dormer with no pitch on the front elevation. Decorative support beams are displayed under the eave of this dormer.

The McKenzie house at 240 Daly is a beautiful example of a 2 story, side-gabled, brick Colonial Revival. The roof-wall junction is a slight eave overhang, boxed with tooth-like dentils. The front door of the home is unpedimented with a simple extended entablature. Brick fan shaped steps lead into the entrance. Two classical columns support a flat roof overhang with modillions and there is a small false porch above the entrance with a small iron fence surrounding it. A sun room wing exists on the east side with a brick chimney inset between the house and the sunroom. The roof of the sunroom is flat with a black iron railing surrounding a false, second floor



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porch. Large casement windows surround the sunroom with 4-pane, arched windows above. Classical columns with cushioned capitals are in window sized intervals surrounding this room.

### CRAFTSMAN

The University Historic District is quite unique in that the Craftsman style bungalow is overwhelmingly present throughout the entire area. Craftsman design has been revered for its simplicity and low maintenance and is a style considered to be a perfect design for those desiring a smaller, more manageable home.<sup>15</sup> As such, the Craftsman home was originally designed as a simple, yet intriguing building, due to its utilization of various exterior textures and materials. Variations of the bungalow style in the University District range from very moderate to exceptionally elaborate designs. The 1½ story front-gabled bungalow appears to have been one of the more popular designs in the district.

An example of the Craftsman popularity style's is represented by a turn of the century contest held in Missoula. In 1911, a south side Craftsman bungalow was built especially for the grand prize give-away in the *Missoulian Publishing Company's Great Home Contest*. The prize was considered so grand that the contest was monitored daily and became one of the most interesting events in western Montana during that time period. The contest, open only to women over the age of 16, was designed to boost newspaper sales throughout the state. Women from all over western Montana competed, knowing that the person earning the most points in actual sales would be the grand winner of a beautiful bungalow.

The prize was a two story hipped roof bungalow with a gabled front porch, three gabled dormers and bay windows. The *Missoulian Publishing Company* built the home at a cost of \$2500.00, not including the two lots that were purchased to build upon. The Bungalow was designed as a very modern, 5 room home plus bath. Included were a basement, attic, large living room, beautiful parlor and "roomy" kitchen all finished in Tamarack wood.<sup>16</sup> The building originally sat on two lots equaling 60 x 120 feet of ground. Local architect and contractor, D.F. Miller, known for his expertise in building the bungalow style, completed the house in seven weeks. It is possible and even likely that Miller was contracted to build other bungalows in the University District, as stories of publicity and praise for his expertise appeared in the newspaper every day for two months. The winner of the *Missoulian Publishing Company's Great Home Contest* was Sylvia Gossett Burbach. Her home stands today, practically unchanged, just outside of the proposed University Historic District at 220 Central Avenue.

Craftsman style bungalows have a number of identifying features. Floor plans are usually rectangular, often with the length running from front to back. Exterior walls are typically wood clapboard but stucco, brick, wood shingles, rough-hewn stone, cobblestone or any combination of these materials can be found. Low-pitched front-gabled roofs are most common, but side-gabled designs are popular as well. They typically have wide eave overhangs, decorative or "false" beams running under the gables, and gabled dormers. In addition, almost all of the designs display a raised, open front porch that is either full or partial in width. Porch roofs typically have support beams or columns that continue to the ground level. Various porch supports exist throughout the district, but are typically square or sloped sided piers made of wood that sit upon supports made of stone. The large open porches are a popular benefit of the bungalow, sometimes enlarging the capacity of the home.

Examples of the Craftsman style can be found throughout the district with several earlier built homes on Connell and Daly Avenues. A 1914 era front-gabled Craftsman home, designed by A.J. Gibson, is located at 305 Connell. It sits on an uncut stone foundation, has clapboard siding and both a shed and gabled dormer. The chimney, stone foundation and the column bases found under the squared piers that support the porch roof, are all made of uncut stone. This house is a classic example of Gibson's small house designs.

Craftsman type bungalows built in the 1920s are found in great numbers along Ronald, Keith and Beckwith Avenues. Those at 820 and 825 Ronald are both fine examples of two story Craftsman designs. Both are a foursquare plan with front-gabled roof and a

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gabled front porch and entry. Windows include 4/1 and 6/1 double-hung units, and both houses have two dormers. A beautiful side gable Craftsman design can be found at 302 Beckwith, complete with stone foundation, stucco exterior and asphalt shingles. There is a large open front porch with stone pillars and a large dormer above the entrance. Windows include 6/1 and 5/1 with double sash.

An example of an elaborate Craftsman bungalow can be found at 380 Keith Avenue. This house once belonged to Harry and Grace Bell, prominent in the car industry from 1901 to 1966. Harry opened his Ford dealership in Missoula in 1915 as one of the first car dealers in the state of Montana. He was also known for building the Johnson and Bell Field Airport that was once located at the site of the present County Fairgrounds. In 1921 Harry became president of Missoula's Chamber of Commerce.<sup>18</sup> The Bell residence is a beautiful, decorative 1½ story brick bungalow. Covering the home's concrete foundation is granite stonework. The first floor is brick with decorative protruding stone. The second level exterior is modern American stucco. A large band of wood separates the two floors. The roof is low pitched, cross-gabled and covered in wood shake. Decorative wood ornaments cap the peaks of each gabled roof. On the facade there is a large dormer with decorative stick work in the gable. The facade also has a gabled open porch entrance with triangular knee braces resting on thick brick columns. The porch floor and steps are concrete with decorative concrete caps on the dipping walls of the porch. There is a cross-gabled porch similar to the front entry porch on the southeast corner. There is also a band of 3 double-hung fixed pane windows in the gable with a window box. The eave has a wide over hang with exposed rafter tails. Two large gables are on the east side of the house and there is one gabled extension on the back side of the house. Windows are typically double-hung, 6/1.

Another style that dominated the architecture of American homes along with the Craftsman was the Prairie style. This style has a low pitched roof, wide overhanging eaves and large porches. The roofs, however, are typically broad and hipped. The Prairie styles that exist in the University District vary greatly, ranging from very simple symmetric floor plans to large winged floor plans. Perhaps the finest example of the Prairie design is the J.M. Keith residence, currently on the National Register. This 2½ story home now belongs to the Sigma Chi Fraternity and is located at 1110 Gerald Avenue. Most of the dwelling sits on a foundation of granite base with a granite cap, but the front portion is a brick base capped in granite. It is a masonry home of heavy appearance and planar character. The first floor is rectangular with a rear wing and a large porch with no roof. There is a detailed entry porch on the main facade facing north, with a deck above and a porte-cochere on the north facade. Windowsills are made of granite and there is a granite stringcourse at the sills of the second floor windows. Low sloped, hipped roofs with terra cotta tile cover the home and the large overhanging eaves are bracketed in wood. Several chimneys exist and are also covered with small, hipped roofs and capped with terra cotta tile. Windows are fixed, casement and awning types in transoms, and some windows include leaded stained glass panels. The prominent Montana architectural firm of Link and Haire designed this residence

### TUDOR

The Tudor style homes are some of the more recently constructed buildings in the district that date to the historic period. That style remained especially popular from 1920s to the early 1940s. Tudor styles are typically 1½ to 2½ stories with a steeply pitched side or cross-gabled roof and a steeply pitched cross-gable dominating the facade. The styles display various exterior textures of brick, stone, stucco and wood wall cladding. Several have half-timbering present on the upper half or second story, and decorative chimneys are common.

A good example of this design can be found at 1231 Gerald. This dwelling was built around 1929 and sits on what appears to be a concrete and brick foundation. It has stucco exterior and the roof is covered in hand split wood shingles. Two chimneys are present, one inside and one outside. The main entry door has a round arched top, and a rounded arch window located in the middle of the door. Other characteristics include the presence of wood molding over the front arched doorway and half-timbering in the gable.

University Avenue is home to several Tudor designs. Examples can be found at 220, 233, 438 and 516 University Avenue. The house at 220 University Avenue has a simple rectangular floor plan with a steeply pitched, side-gabled roof and clapboard exterior. A

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prominent front gable dominates the house. Long shed dormers with three double-hung windows exist on each side of the house and a large brick chimney stands in an off-centered position. The residence at 438 University is a 1½-story stucco finish home with half timbering. It sits on an uncut stone foundation. The front porch has a steeply pitched, gabled roof decorated with dentils and square columns. Windows include double hung, fixed, sliding, and a Bay window on the east side. Many of the windows include decorative panes. The home at 516 University is a fine example of a 2½ story, stucco finish with half timbering. There is a steeply pitched roof with composition shingles, a brick exterior chimney and a second chimney on the slope. The windows are typically tall, double hung and include 1/1, 2/6, 6/6 and 6/9 light configurations.

### ARCHITECTS

For an area that displays such beautiful architecture, relatively little is known about many of the architects and contractors who built the homes in the University Area Historic District. There are, however, a few well-known architects and still others who are suspected to have worked in the area.

Although there are no known records documenting his designs, some of the earliest architecture on the south side is credited to E.C. Selander, who was said to have designed several university district buildings prior to 1900. Selander, an architect, trained and educated in Michigan, moved to Missoula in 1869. He was well acquainted with associates of the Missoula Mercantile and worked out of the second story of the Mercantile building. His acquaintances and co-workers linked him to residents of the university area, and it is likely that he influenced some of the earlier architecture in that area.<sup>20</sup>

Henry J. Hamill, another well known turn of the century architect, is credited with designing some of Missoula's finest residences, and was referenced as "The one man who has had more to do with the excellent buildings than any other." Though he only worked in Missoula one year (1912), he was said to have designed many of Missoula's newer and attractive buildings. In the University District, he designed the extravagant bungalow residence of Dr. Buckley at 1330 Gerald Avenue. Dr Buckley served as chief surgeon for the Northern Pacific Railroad Hospital.<sup>21</sup>

Without a doubt, Missoula's most popularly known architect is Albert J. Gibson, the man credited with designing several of Missoula's most revered public buildings and numerous residences. Gibson designed homes in the university area, including the Queen Anne at 206 South 5th Street East and a bungalow residence at 305 Connell. The Cowell House at 1120 Gerald, an enormous gambrel roof Shingle Style home was one in which Gibson appeared to be particularly proud of and he featured it in his brochures as an example of his work. Other Gibson designs include the F.T. Sterling bungalow at 1310 Gerald, currently on the National Register, and the Coffee Residence, originally located at 101 S. 5th Street West and later moved to its current location of 342 Eddy Avenue. This is one of Gibson's beautiful Queen Anne designs.<sup>22</sup>

Gibson's design for the 1912 built, Fred T. Sterling home, at 1310 Gerald, represents an elegant example of bungalow styling. It is a two story, hipped-roof plan with four gabled dormers and exposed rafter ends. The foundation is made of rock faced ashlar masonry. The exterior of the first story is brick veneer. The second floor is half timbered with beige stucco. There are both main and upper story landings. A half drive on the north side of the house is covered by a porte cochere. There is a side porch that once allowed access into an entry hall but has since been enclosed, leaving no direct access from the porte cochere to the interior. On the east end there were at one time two leaded glass doors that opened onto a square patio. This is now enclosed and used as a music room. In the center and on the southeast side are the original entrances to the kitchen and the basement. The front of the house is the west facade, and has three-pane plate glass windows with the center one having leaded glass. Side sash windows located on both sides of a large covered porch are leaded in the upper half. The lifts for the windows are silver plated to match the ornate, silver plated exterior door knobs.<sup>23</sup>

Local architect H.E. Kirkemo is credited with designing the Colonial Revival residence at 230 Keith in 1938, for professor Meredith Hesdorffer. Kirkemo gained his reputation in the early 1920s as an assistant of architect Ole Bakke, who had become A.J. Gibson's

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successor by 1917. Kirkemo worked with Bakke in designing the Smead-Simons (Wilma) Building in 1921. By the 1930s Kirkemo had established himself in designing schools and hospitals. His stunning Art Deco design of the Zip Auto Building brought him to the forefront in the community. He and his wife Lillian resided in the Wilma Building before moving to 1620 Hilda in the university area.

The firm of J.G. Link and C.S. Haire designed a Prairie Style home for J.M. Keith at 1110 Gerald, and were well known in Missoula and throughout Montana. In addition to building the Keith Home, this firm designed and remodeled the Western Bank Building in downtown Missoula at the request of J.M. Keith in 1917. This building was later destroyed by fire. In addition, Link and Haire designed the Elks Building in Missoula, and public schools, county courthouses and hospitals throughout the state of Montana.<sup>24</sup>

Other architects that worked in the University District include Rudolph Weaver, known to have designed the 1920 Colonial Revival at 119 Daly, and William Fox, who designed the Alpha Phi House (1107 Gerald) in the late 1940s. The Colonial Revival home designed by Weaver originally belonged to Martin J. Hutchens, vice president and editor of the *Missoulian* Publishing Company and the house is wonderfully preserved today. The barn once accompanying this home was remodeled into living quarters and later moved to what is now 131 Daly Avenue.

The firm of Hyslop, White and Wertic of Spokane, Washington designed the 1906 bungalow built at 307 University Avenue. The Washington architects were hired to develop a home for Missoula Mercantile's CPA, Cornelius Barnes. This home is a 1½ story, multi-hued, burred and textured design. The exterior is covered with clinker bricks with the exception of the two large shed dormers that are covered with wood siding. The roof is covered in split shake shingles. The porch is not raised, and the supports extend from the ground to the rafters on which the porch roof sits. The supports are built of clinker brick, as are the two exterior chimneys on the east and west sides of the gable walls.

The Butte firm of Shanley, Wilson and Hugenin designed the home at 1325 Gerald for Dr. Nels Lennes and his wife in the late 1920s. The home is a 2½-story masonry building with a combination of a hipped and gabled roof. Exterior walls are made of stucco and uncut stone. Three open porches exist: one with exposed rafters next to the main entrance and two located on the west side or back of the building. Porches are trimmed with cast iron railings. Window types include fixed, casement and double hung. Many stained glass windows exist and arches are present around many windows. Some windows are round and displayed in stone. Decorative shutters often surround larger windows. This home, designed in an Italian Renaissance style, has 16 rooms replicating Mrs. Lennes' family home in Chicago, Illinois. The dwelling has served as the residence for the University of Montana president since 1974.

In addition to the currently known architects and builders who worked in the university area, there exists a pattern connecting prominent builders, contractors and carpenters to the building dates of their own homes. For instance the Ambrose family, a well-known family of contractors and carpenters purchased various lots in the district. The building dates for each home correspond to the family's ownership of the land. Jas E. Skahan, a local cement contractor was known to have begun building his home at 401 Daly around 1938. Also located on Daly Avenue was building contractor Robert F. King, who began constructing his home at 436 Daly in the late 1930s. The lot purchase and the building date of the home at 441 Daly in 1920 corresponds to ownership by carpenter William Lizzie. There have been a great many prominent builders, contractors and carpenters that have lived in the district and it is very likely that they helped design and build in part or in full, their own university area homes.

### INTEGRITY

The homes in the University Historic District have retained their integrity very well, and the quiet setting and the park-like appearance of the area contribute to its feeling of association. The superior workmanship found in the various architectural styles is a reminder that the economy of a very young Missoula was developed and constantly influenced by those who made the university area their home.

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Much of the University Area Historic District still retains its original appearance. Changes to homes are generally in the form of side or rear additions, and many of those appear to have been constructed during the historic period. Asphalt roof shingles, changes in exterior siding and the replacement or additions of garages have taken place at numerous residences, but rarely stand out as stark changes. Typically, homes that have been remodeled or added on to have changed little in character, as many residents take pride in the historical architectural value of their homes. For instance, garages rarely face residential streets, and are usually tucked away in the back – often camouflaged by landscaping. In addition, many homes have been or are currently being fully restored.

It becomes obvious to anyone who walks or drives through the University Area Historic District, that this area of town has a significant amount of housing stock with good to excellent architectural integrity. Many people assume it is already an historic district because of its many impressive houses that most would describe as “mansions.” When the numbers of less extravagant, yet stylistic and well-kept houses constructed within the historic period, are added to the mix, the district’s overall integrity is strongly confirmed.

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### SECTION 7 ENDNOTES

<sup>1</sup> Missoula County

*Montana Addition Plat*, Subdivision Number 41:1890.  
*Hammond Addition Plat*, Subdivision Number B29: 1899.  
*Hammond Addition No. 2*, Subdivision Number B30: 1909  
*Hammond Addition No. 3*, Subdivision Number B31: 1909

<sup>2</sup> Cohen, Stan

*Missoula County Images Vol. I*. Pictorial Histories Publishing Company; Missoula, Montana, 1982:4.

<sup>3</sup> *Missoulian*

1912 Missoula Homes are Real Homes and Beautiful. *Missoulian*, December 15:1,8.

<sup>4</sup> Cohen, Stan

*Missoula County Images Vol. I*. Pictorial Histories Publishing Company; Missoula, Montana, 1982:74.

<sup>5</sup> *Missoulian*

1903 Montana University Commencement Week Has Brilliant Finish. *Missoulian*, June 11:1.

<sup>6</sup> *Missoulian*

1903 Fifth Street To Be Beautified. *Missoulian*, May 21:1.

<sup>7</sup> Missoula Chamber of Commerce

*Missoula, The Garden City*. *Missoulian* Printing; Missoula, Montana, 1910:18.

<sup>8</sup> Polk, R.L. & Company

Polk's Missoula City Directory, Including Missoula County. R.L. Polk; Kansas City, Missouri, 1903-1915.

<sup>9</sup> *Missoulian*

1913 Missoula's Permanent Street Improvements. *Missoulian*, June 15:3.

<sup>10</sup> Cohen, Stan

*Missoula County Images Vol. I*. Pictorial Histories Publishing Company; Missoula, Montana, 1982.

<sup>11</sup> McAlester, Virginia & Lee

*A Field Guide to American Houses*. Alfred A. Knopf; New York, 1996:318-320.

<sup>12</sup> Cohen, Stan

*Missoula County Images Vol. I*. Pictorial Histories Publishing Company; Missoula, Montana, 1982:73.

<sup>13</sup> Rainbolt, Jo

*Missoula Valley History*. Curtis Media Corporation; Dallas, Texas, 1991:35.

<sup>14</sup> National Park Service

*National Register of Historic Places Registration Form*. Thomas J. Christie House, Missoula, Montana.

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### SECTION 7 ENDNOTES (continued)

<sup>15</sup> McAlester, Virginia & Lee

*A Field Guide to American Houses.* Alfred A. Knopf; New York, 1996:453-454.

<sup>16</sup> *Missoulian*

1911 The Big Contest. *Missoulian*, March 16:4.

<sup>17</sup> *Missoulian*

1911 More Than One Million Votes Are Cast In The *Missoulian's* Great Home Contest. *Missoulian*, May 7:4.

<sup>18</sup> *Missoulian*

1920 H.O. Bell Heads Commerce Body. *Missoulian*, February 20:2.

<sup>19</sup> National Park Service

*National Register of Historic Places Registration Form.* J.M. Keith House, Missoula, Montana.

<sup>20</sup> H.H. Hook

*Missoula Illustrated.* H.H. Hook, Missoula, Montana, 1890:38.

<sup>21</sup> Missoula Chamber of Commerce

*Missoula, The Garden City.* *Missoulian* Printing; Missoula, Montana, 1910:6.

<sup>22</sup> *Missoulian*

1992 A.J. Gibson Legacy. *Missoulian*, July 5:1.

<sup>23</sup> National Park Service

*National Register of Historic Places Registration Form.* F.T. Sterling House, Missoula, Montana.

<sup>24</sup> National Park Service

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University Area Historic District  
Name of Property

Missoula County, Montana  
County and State

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**8. Statement of Significance**

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Applicable National Register Criteria: A, B, C

Areas of Significance: EXPLORATION/SETTLEMENT,  
ARCHITECTURE, COMMUNITY PLANNING AND  
DEVELOPMENT, SOCIAL HISTORY

Criteria Considerations (Exceptions): A

Period(s) of Significance: 1887-1940

Significant Person(s): C.P. Higgins and family, A.B. Hammond  
J.M. Keith, H.G. Merriam

Significant Dates: 1889, 1893, 1899, 1908, 1912

Cultural Affiliation: n/a

Architect/Builder: A.J. Gibson; H.E. Kirkemo; J.G. Link &  
C.S. Haire; Rudolph Weaver; Hyslop, White & Werticut;  
Shanley, Wilson & Hugenin; H.J. Hamill; E.C. Selander

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**Narrative Statement of Significance**

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Missoula's University Historic District is a mature historic neighborhood of comfortable family homes built in the shadow of Mount Jumbo and the University of Montana campus. With residences spanning a five-decade period, from 1887 through the 1940s, the neighborhood reflects local patterns of settlement and growth. Beginning with the initial platting and populating of the land south of the Clark Fork River, the neighborhood reflects a history that grew increasingly entwined with the burgeoning University of Montana. A number of prominent Missoula residents made the University area their home, and forged a link between the neighborhood and the business and university communities. Finally, it is the buildings themselves that define the neighborhood character. Homes in the district display a range of late 19<sup>th</sup> and early 20<sup>th</sup> century building styles, illustrating the design ideals of the period and the building patterns common in the young city of Missoula, Montana.

Listing the neighborhood in the National Register will pay homage to this history and create the largest historic district to be recognized within the Missoula city limits, drawing upon local significance for listing in the National Register of Historic Places under Criteria A and B. In addition, the district contains fine examples of residences designed by A.J. Gibson, as well as one of the finest Prairie style homes in Montana, the J.M. Keith Residence. These architectural values strengthen the district's significance according to Criterion C on both state and local levels.

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### BACKGROUND HISTORY AND EARLY DEVELOPMENT (Criterion A)

The initial development of the University Historic District can be largely credited to Christopher P. Higgins, one of Missoula's founding fathers, and Andrew B. Hammond, a powerful Missoula businessman. When Montana Territory was created in 1864, Higgins, Frank Worden and David Pattee formed the Missoula Mills Company and built a sawmill on Rattlesnake Creek near present day Missoula. In addition to locating the site of Missoula, Higgins became the founder and first president of the National Bank and the first president of the Missoula Water Works and Milling Company. Stimulating the city's downtown area, he built the Higgins Business Block and invested heavily in Missoula and its entrepreneurs.<sup>1</sup> After Christopher's death, the Higgins family continued his efforts to expand the city boundaries south of the Clark Fork River, in the area that would become the University District.

By the 1880s Missoula had become a major trading center for agriculture and stock, with the area's economy based on retaining its ability to be the receiving and distributing center for much of western Montana. The city supplied mining, railroad and logging camps throughout the Five Valleys. The area's timber industry supplied railroad ties, timbers for mines (including those in Butte) and the lumber needed for business and residential construction. Locally generated capital, utilizing wholesale and retail trade, became the backbone of economic success. The institution known as Eddy, Hammond & Company, which later became the Missoula Mercantile Company, grew to be the largest mercantile institution in the state. E.L. Bonner, D.J. Welch and Richard Eddy, who were later joined by A.B. Hammond, established the Mercantile in 1866. By 1905 the Mercantile had established locations in several areas of western Montana, and operated the M&M Brick Factory and the huge lumber mill at Bonner.<sup>2</sup>

Missoula's economy was greatly affected by both C.P. Higgins and those associated with the Mercantile, most notably A. B. Hammond. C.P. Higgins and Hammond became rivals early on, and competition between them grew through the years. Despite that, they remained somewhat dependent upon each other. The Mercantile kept Higgins' investments and his bank solid, and in turn, the Mercantile often received assistance from Higgins for financial backing in business interests. These two competitors were significant in the continual development of Missoula and the University District. The southern part of the district was owned, surveyed and platted by the Higgins family, while the associates of the Mercantile made up a large number of buyers, builders and developers of that area and the land to the south, which became the Hammond Additions.

The Higgins-Hammond rivalry also brought in Marcus Daly at one point, and directly affected the development of the University Area and the University itself. When Missoula was young, the south side land that now makes up the university area was considered fairly inaccessible and not of any great potential for residential development. C.P. Higgins, however, believed that with Missoula's overall growth, the south side land would soon become a desirable building location. In 1882 he purchased a large portion of the south side property and began making plans for development.

Andrew B. Hammond had arrived in Montana in 1868 from New Brunswick, Canada. In 1872 he gained employment as a salesman for Bonner and Company store in Missoula. Rising rapidly in the ranks, Hammond became a partner in the firm, ably leading it to new economics heights, especially after capturing the contract for lumber and ties with the Northern Pacific Railroad. That development brought him in direct conflict with C.P. Higgins, who vied for the same lucrative contract. While Higgins enjoyed more popular support within the community, his career was drawing to an end just as Hammond's was ascending. Hammond continued to expand his lumber interests after the railroad line was completed in 1883. He incorporated his holdings into the Montana Improvement Company, which soon reached beyond Missoula and into Idaho, exploiting public timber in the process. At various times, Marcus Daly both joined and competed with Hammond in this endeavor.<sup>3</sup>

From the late 1880s through the early years of the new century, both Higgins and Daly would attempt to best Hammond, but with little success. While the Higgins family retained the political loyalty of Missoulians, Hammond came to control much of the economy of western Montana. Daly's efforts to usurp Hammond in Missoula initially failed. He did, however, eventually have successes. It is interesting that both men ended up being involved in land transactions that led to development of the University District.

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The Higgins family made the first major investments south of the river. The area now known as the Montana Addition, which was originally part of William Raup's homestead, was the first to be settled. Raup had settled the south side in the 1860s and patented his land in 1872. C.P. Higgins purchased the land from Raup in 1882, and began platting the land. G.F. Brooks laid out most of the south side additions in addition to working as a real estate agent and County Surveyor. By 1890, Lincoln O. Kennedy had taken over as County Surveyor and assumed the charge of surveying the Montana Addition.<sup>4</sup>

Higgins passed away in 1889, and soon afterward, his heirs subdivided the land into lots that became the Montana Addition. The plat filing lists Christopher's wife, Julia, and his sons, Francis G. (Frank), John R., and George C. Higgins. Many of the streets in the area bear the names of the Higgins children. Within the University District boundaries they include Gerald, Ronald, Hilda, Helen and Arthur Avenues. The Higgins family street names were continued into the Hammond Addition to the south with the exception of Gerald. The original plat map of the Hammond Addition showed Gerald as "Hammond Avenue," an irony not lost on participants on both sides of the Higgins/Hammond feud. In 1910, with Hammond no longer living in Missoula, the City Council changed the street name to Gerald Avenue.<sup>6</sup> Hammond's partners such Eddy, Connell, and McLeod, have their names on east/west avenues in the district, and even rival, Marcus Daly, was honored with an avenue.

Not wanting to miss an opportunity to compete with Higgins or to expand his own holdings, A.B. Hammond, while in the midst of a battle to wrench control of Missoula's water company from Higgins, targeted land south of the Clark Fork for real estate development. In 1887, Hammond, E.L. Bonner and Richard Eddy formed the South Missoula Land Company and began acquiring large amounts of land south of the river. The new company was capitalized at \$100,000. However, the company did not begin to plat what would be known as the Hammond Addition until 1899, and almost a decade after the Higgins family platted the Montana Addition.

After the death of C.P. Higgins, his son, Frank, continued the battle with Hammond, especially in Missoula city politics. Higgins won those battles and became mayor of Missoula. The two families set aside their antagonism for a common cause during the 1893 legislative session. Frank Higgins and Andrew Hammond allied on the issue of capturing a proposed university for Missoula. The issue became high stakes in the political battle between Helena and Anaconda for location of the state capitol. Hammond applied considerable pressure on the Helena delegation to support Missoula's request for the University in exchange for support of Helena over Anaconda in the capitol fight. Daly so resented Hammond's & Higgins' efforts to promote Helena over Anaconda, that it was reportedly that he promised he would, "make grass grow in the streets of Missoula."<sup>7</sup>

When the University bill passed the state legislature, both Hammond and Higgins donated land for the campus. Both must have realized the positive effect such an institution would have on land sales in their prospective holdings south of the river. Through the years, the location of the University became a strong incentive for people to buy lots in both Montana and Hammond Additions.

During the late 1880s and early 1890s, Marcus Daly began to challenge A.B. Hammond's dominance of the Missoula business arena. Daly took Hammond on directly through threats of new business enterprises that would be in direct competition with Hammond. When Daly announced his intentions in 1890 to construct a large building on the corner of Higgins and Main Street to compete with the Missoula Mercantile, the battle lines were drawn. Daly fired another salvo when he announced that he was building a new town called Hamilton, a direct challenge to the Hammond-owned townsite of Grantsdale. That same summer, Daly announced the incorporation of a new Missoula bank, with higher capitalization than Hammond's First National Bank. Daly and D.J. Hennessey had established the Hennessey Mercantile Company to take on the Missoula Mercantile Company. Daly even talked of building a home on Missoula's southside. Hammond and his associates countered Daly's every move and succeeded in buying out the Daly-Hennessey Commercial Company.<sup>8</sup>

By 1897, with the banking crisis of 1893 decimating the Higgins family fortune, and with Marcus Daly pulling back from his intense campaign to control Missoula business, Hammond ruled supreme. Having left Missoula for health and financial reasons in 1894, he still controlled every major business and industry in the city, including the South Missoula Land Company.<sup>9</sup>

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The following year Hammond began to dissolve his Missoula holdings, selling his Big Blackfoot Milling Company at Bonner to Marcus Daly and the Anaconda Company. As Hammond began establishing himself as the leading force in the lumber industry on the West Coast, he continued to shed his Montana holdings. In 1898, the Missoula Mercantile Company was reorganized with Daly claiming 1,000 shares. Through the years, Hammond divested himself of most Missoula properties. However, sale of the Missoula Mercantile, the Florence Hotel and the South Missoula Land Company did not come easily, and he placed C.H. McLeod in charge of those holdings. They became a part of the Hammond estate upon A.B. Hammond's death in 1934.<sup>10</sup>

Early boom and bust periods in Missoula County were relatively short-lived. By the turn of the century an economic recovery led by the railroad, timber, mining industries, accompanied by improvements in agriculture, provided a financial opportunity on a grand scale. During these years public utilities were also being built at a rapid pace. Many who came to settle in Missoula were those associated with western development and the dominant industries. Yet another kind of person was coming to Missoula; businessmen that locals called the "eastern capitalist." Many of the early prominent developers of Missoula came from out of state, mainly attracted to Missoula's growing economy, and usually ready to invest in land. Many found the University District to be a prime investment and purchased and sold land accordingly. Some of these investors built homes for themselves in that same location.

After the distribution of the Higgins estate, several individuals and organizations managed the land within the addition. Frank P. Keith, secretary of The South Missoula Land Company took over the administration of the Higgins estate and managed it from approximately 1903 to the mid 1920s. Various individuals, including F.C. Webster and Frank Conley, also took part in managing the estate until a final settlement in 1924. During this time, administrators had placed a good portion of the land in the hands of Real Estate Agent, William J. Rhoades, who actively began to sell lots as early as 1911.<sup>11</sup>

The University Area lots were promoted not only as beautiful places to make a home, but also as a good investment for those who could afford it. Rhoades and other real estate agents were successful in convincing investors to buy for speculation and land sales increased accordingly. This may explain in part, the numerous deed transactions that exist on many of the properties. Often, those who purchased land or purchased homes owned them for relatively short periods of time. Not all of the restless patterns can be attributed to investments, however, as the career types that lived in the community also affected the buy/sell patterns. Professors and university administrators were constantly being brought in and out of the area. Retailers, especially those associated with the expanding Mercantile, were frequently sent to run other facilities. Other workers and managers, associated with the transportation and utility companies, relocated throughout the west on a continuing basis. Still other players included those that built homes just before WWII and were called to duty soon after. Although residents came and went, deeds also show that many residents simply moved to new locations within the district. The district did contain many stable long-term residents who remained in one location. These families were typically the very prominent individuals that were locked into the local economy and politics.<sup>12</sup>

Individuals promoting the university area were rarely newcomers to the career of land development. For instance, real estate developer W.G. Smead was a well-known Indian Agent for the Confederated Salish-Kootenai Tribes prior to investing heavily in the University District. He was also a land developer with great foresight, and a history that stretches far beyond the district into national politics. A Republican, army lieutenant and state senator, Smead took charge of the Flathead Reservation in 1897, as the federal Indian Agent. Intolerable of Indian customs and especially those having to do with the utilization of land, he was disliked among many of the Salish-Kootenai people. Believing that the Native American lands could be better utilized by whites than the Indians themselves, he drafted legislation to open the Flathead Reservation to non-Indians. With help from Senator Dixon and other federal lawmakers, the Flathead Reservation soon opened to homesteading. Smead and his land company played a vital role in placing homesteaders on prime property in Indian Country. He was, however, eventually replaced as Agent after the Salish-Kootenai accused him of taking money for leasing Indian lands, peddling liquor, and selling the tribe's cattle to local business interests. Smead soon opened up a real estate company with Elmer Hershey, the former receiver of the Missoula land office and continued promoting homesteading of Indian lands. During this time, he used his real estate expertise to begin buying, selling and developing the Hammond Additions in the University Area. Smead, well known for promoting Missoula and western Montana as the "Garden of

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Eden" for homesteaders, was responsible for much of the area's growth as he promoted its glories through politics, publications and national advertisements.<sup>13</sup>

Another individual, Frank P. Keith, also invested heavily in the University Area. Keith acted as Secretary for the South Missoula Land Company during the early 1900s. At one time, Keith handled both the Montana and Hammond Additions. In addition to his duties at the Land Company, Keith invested personally in large areas of the district. He eventually owned lots on Keith Avenue and, prior to 1920, a majority holding of properties in the 400 and 500 block of Daly Avenue.<sup>14</sup>

Oscar Sedman, originally from the East Coast, played a large role in the district's development as well. Some of his earliest interests were in the lots located along South 4th Street East. That street ran parallel with the Chicago, Milwaukee, St. Paul and Pacific rail line completed in 1908. When major construction of the railroad began, Sedman built several apartment buildings on his properties. He originally owned buildings at 221-233 South 4<sup>th</sup> Street East, and evidence suggests that these residences and many other 4th Street dwellings were built to house those associated with the railroad. Some of Sedman's rentals were Colonial Revival Style homes featuring hipped roofs, windows with stone lintels and sills, and large porches. Sedman remained in Missoula for many years after his wife Harriet returned to live in Washington D.C. in 1917. Harriet later returned to Missoula to become the Dean of Women at the University of Montana in 1932.<sup>15</sup>

### THE EARLIEST NEIGHBORHOODS

South Fourth Street East was home to some of the area's earliest architecture, but was revamped almost entirely by 1908 as the railroad made its way along the river nearby. The George Hammond Farm, once located in that area along South 4<sup>th</sup> had disappeared by 1908, and a new structure also replaced his home at 135 South 4th East. In addition to the many dwellings built as rental properties in 1908, the Chicago, Milwaukee, St. Paul and Pacific Railroad constructed commercial storage facilities during that time. At least one has remained commercially zoned over time. Today, one of the two structures is used for producing monuments and headstones. This building at 305 South 4th Street was leased from 1912 to 1985 and continued to house various industries making stone products and cemetery markers.<sup>16</sup>

With South 4th Street East getting an early make over and buildings being removed, most of the earliest architecture remains to the south along 5<sup>th</sup> and 6th Street and Gerald Avenue. As you travel from west to east in the district the architecture generally declines in age. From 1903 to 1910 development in the district was fairly limited to South 5th and 6th Streets, Gerald and a few homes interspersed on various avenues. The Montana Addition and the district as a whole, however, began to develop rapidly from 1909-1913. In 1909 residential development boomed, and by the spring of 1911 the work of extending the main water lines to all of the lots in the district had been undertaken and a streetcar service existed for south side residents. Property in the Montana Addition sold for \$300.00 to \$750.00 per lot. During this time, the Hammond Addition gained popularity and started advertising itself as "The Choice Residence Section of Missoula." Lots sold for \$500.00 and contained a minimum building clause agreement. The clause required that each house built must cost at least three thousand dollars. The Hammond Addition had become the new upper class residential area on the south side. To the southwest in the Daly Addition, the same amenities and conveniences could be found on lots selling for one fourth the asking price of those in the Hammond Addition. The Daly Addition lots sold for \$125.00 each and no minimum building clause was advertised.<sup>17</sup>

The year 1912 in particular was a booming time for development in the district, as many modern conveniences were completed during that year. These included paved streets and the extension of the electric transportation or trolley. The trolley line ran down Higgins Avenue and turned into the University District on Connell Avenue.<sup>18</sup>

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### THE EARLY RESIDENTS OF THE UNIVERSITY DISTRICT (Criterion B)

Throughout its history, prominent business leaders, politicians and individuals who have excelled in the arts, literature and education have made the University District their home. During the early years of development, a large number of the residents were related by blood, marriage or work association. This helped foster a social situation in which interaction became the norm. As a result, residents of the University District tended to feel connected and took responsibility for "watching out for their neighbor's property."

The area's early residents were very active in the material and social development of Missoula and greatly utilized each other's support and social status. For instance, in the 1920s, many of the residents on Gerald and Connell Avenues were associated with those running the timber company in Bonner. With help from those managing the city's transportation system, streetcars would haul flatcars piled high with slab wood (some as large as 20 cords) from the Bonner mill to Connell Avenue, in the heart of the district. That wood went to heat the homes of Toole, Ross, and other residences that took advantage of their association with the Bonner mill.<sup>19</sup>

At times utilizing the social fabric of the neighborhood could also grow to become awkward. For instance, a 1920 court case where most all involved were neighbors, certainly raised a few eyebrows in the County Court system. In 1920 Carrie Bonner, widow of one of the founders of the Mercantile was sued by Mrs. Smith for the death of Mr. Smith, killed by a falling tree while delivering goods for the Missoula Mercantile Company. The suit claimed that Mrs. Bonner had responsibility for the tree, as it was planted on her cesspool and therefore, unstable. Mrs. Bonner, a resident of Gerald Avenue, was defended in this court case by her lawyer H.H. Parsons, also of Gerald Avenue, while Mrs. Smith retained the counsel of Mr. Patterson, who resided on South 5th East, just around the corner. The case was to be heard by Judge Duncan, also a resident of Gerald Avenue. Because of the close association of the parties involved with Judge Duncan, the case had to be heard by a judge from another county.<sup>20</sup>

The list of influential people who lived in the University District is impressive. Missoula was in many ways personified by these residents, who organized and financially backed physical and cultural developments in and beyond the Missoula area. Mr. and Mrs. Frank Lusk, long time residents of Gerald Avenue, contributed immensely to the Missoula community. Frank, the president of the First National Bank, possessed great financial ability and foresight in creating the Endowment Fund for the University in 1908. To start things off, he gave the first donation of \$10,000 seed money to the fund. John R. Toole, another Gerald Avenue resident, associated himself financially and socially with Lusk. Toole went on to serve four terms in the State Legislature, participated as a member of the state's Constitutional Convention in 1889, and became the president of the Big Blackfoot Milling Company in Bonner. This mill, a subsidiary of the Anaconda Copper Mining Company at the time of Toole's presidency, became one of the largest producing mills in the Pacific Northwest. In addition to his contributions statewide, Toole also helped create the Endowment Fund for the University of Montana, and gave generously to that institution in numerous ways.<sup>21</sup> Kenneth F. Ross, a neighbor and associate of John R. Toole, managed the Bonner timber mill for many years, and hired noted architect A.J. Gibson to design the Keith/Ross Building, which still stands on the northwest corner of Pine & Higgins.

The Lusk, Toole and Ross families were neighbors to George Weissel, who also participated in business dealings with those three families. In 1991, George Weissel's son, George Jr., a professor at the University of Montana, reminisced about his father and life growing up in the University District, in a book titled *Missoula Valley History*. In his story George mentions that in the 1920s, the Weissel and the Lusk homes took up the entire west side block of Gerald where Connell Avenue intersects to the north. George Jr. relates that George Weissel Sr. had two advantages to making money in Missoula: his role in the timber industry and being related to the Tooles. George Jr. mentioned that during the depression of the early 1930s, the family still had servants and formal dinners complete with fine silver and finger bowls, remnants of grandfather Toole's fortune. They did, however, have to rent rooms to university students to help with the cost of maintaining the Toole mansion, located on the corner of Gerald and Connell (still standing as the Kappa Kappa Gamma Sorority). The students who worked for their rooms had to stoke the huge furnace with slab wood and shovel snow off of the long sidewalks.<sup>22</sup>

There were a great number of people living in the University District that were associated with the Weissel, Tool and the Ross families, either as relatives or associates in the timber industry. Another large group of acquaintances were those associated with the

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Missoula Mercantile. Either related by blood, marriage or employment, everyone from the Higgins and Hammonds to the Keiths and Bonners, were acquaintances on some level.

Those families associated with the Mercantile were strongly represented throughout the district. Many of those who built homes in the area were advertising agents, accountants and CPAs for the Mercantile. Little expense was spared when they built homes, whether extravagant Colonial Revivals like the one built in 1910 by Edward Boos (advertising manager for MMCO) and his wife Annie, at 400 Daly; or the 1½ story Bungalow of multi-hued and textured clinker brick, at 307 University, built by Cornelius Barnes. Relations of the Beckwith-Mcleod families were well represented in the district, as were the relations of the Worden-Sterling families. F.T. Sterling's large Bungalow residence at 1310 Gerald, which later became the home of H.O. Bill Worden and his wife, Tommie Lu, is listed in the National Register of Historic Places.

John Martin Keith, another associate of the Mercantile, built one of the largest and most elegant homes in the district at 1110 Gerald. A distinctive 2 ½ story Prairie style, it is also listed in the National Register. Keith owned several lots on Gerald and University Avenues. An astute business man, Keith arrived in Missoula in 1881, and began his career with the Mercantile. Seven years later he moved on to a position with the First National Bank and held that for 22 years. In 1910, he became president of the Missoula Trust & Savings Bank, a title he kept for 17 years. During this time, he married Harriet Beckwith, daughter of Mr. and Mrs. Charles Beckwith.<sup>23</sup> Keith also involved himself tirelessly in civic and municipal affairs, serving three terms as mayor. His important role in shaping both Missoula politics and its business community cannot be overemphasized.

Other residents in the University District were associated with the family of C.P. Higgins. W.J. McCormick, a lawyer for many years in Missoula owned the 2-story Colonial Revival home at 418 Daly during the 1920s and 1930s. W.J. McCormick, the son of W.J. McCormick Sr., married Kate Higgins, the sister of C.P. Higgins. McCormick Sr. was one of the first lawyers admitted to the bar in Montana Territory, and was the first attorney to practice law in Missoula. He also assisted C.P. Higgins and Frank Worden in laying out the original plat for the town that became Missoula.

While there have been many district residents prominently involved in the sheer physical and financial development of Missoula, there have been just as many that have contributed significantly to Missoula's cultural and educational developments as well. One of these figures was literary giant and university professor, H.G. Merriam. Residing at 314 Connell Avenue, Merriam became a controversial figure associated with what has been called "an age of upheaval" in the university system.

Merriam, a Denver native and a Rhodes Scholar, was hired by the University of Montana in 1919. Through his contributions Merriam was judged to have given Missoula "a voice in literature." At that time of his arrival in Missoula, Harvard had the only creative writing program in the country. Merriam believed the western voice in writing needed to be heard and promptly started the University of Montana Creative Writing program and writing conferences that lasted through the 1960s. During his tenure, Merriam became publisher of *The Frontier*, a university literary magazine that allowed his students freedom of expression in their writing. In 1926 when the phrase "son-of-a-bitch" appeared in his magazine, the Anaconda Company (who owned the state's major newspapers) demanded Merriam's resignation on grounds of "moral turpitude." Merriam, however, weathered the storm and remained a professor until his retirement in 1954. During those years he spent much of his energy fighting against widespread attempts to push censorship of library books, plays and other forms of artistic expression. Merriam, his program, and the many individuals influenced by him, created an atmosphere that attracted literary greats like Nelson Algren and Bernard Malamud. Merriam helped launch such gifted writers as A.B. Guthrie Jr., Grace Stone Coates, Wallace Stegner and Dorothy M. Johnson. He also helped attract future University faculty and writers such as Richard Hugo in the 1960s. Hugo, nominated twice for the Pulitzer Prize, in turn attracted writers such as James Lee Burke, James Crumley, William Kittredge, Earl Ganz and Madeline DeFrees to the Missoula scene.<sup>24</sup> Merriam and his contributions are still honored today. In 1982, Friends of the Mansfield Library established The *H.G. Merriam Award*, which has been presented each year to Montana authors that have contributed to literary excellence.

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Leslie Fielder, closely associated with Merriam and also a resident of the University District, taught English literature at the University from 1941 to 1965. A powerful poet and critic, and like Merriam an extremely controversial figure, Fielder was said to have "set the whole state on its ear" with his 1955 essay entitled *Montana: Or the End of Jean-Jacques Rousseau*. In this essay he described what he believed to be the complete naivete and ignorance of Montanans on the topics of race, ethnicity, cultural affiliations and the arts in general.<sup>25</sup> His essay naturally angered people throughout the state, and he remained a lightning rod of controversy for years to come.

Other district residents associated with the city's artistic and cultural growth include R.H. McKay, a local photographer and owner of the McKay Photography & Art Store. McKay was a resident of 533 Connell from 1909 to 1959. McKay's is considered the "father" of Missoula historic photography. His excellent craftsmanship and documentation of celebrations, natural disasters and the ever changing built environment, left a legacy that has helped Missoula appreciate its rich past.

Although they came to the district much earlier, Daniel and Mary Bandman were also associated with the artistic and literary side of Missoula. For years, Missoula claimed Daniel as its most famous resident. Arriving in Missoula in 1895 to retire, Bandman was recognized as one of America's most prominent figures in Shakespearean theater. His 1885 book, *Seventy Thousand Miles with Shakespeare*, documents Bandman's travels throughout his distinguished career. Born in Germany, he achieved critical acting acclaim in his home country by the age of twenty-one. He later moved to New York and fame and fortune. A profound student of literature, Bandman's presence in Missoula excited the city. His local performances of favorite poems and prose recitations became events of great notoriety.<sup>26</sup> Bandman lived on a ranch near Bonner for most of his retirement. After his death, his wife Mary purchased various lots in the University area. She resided in the University District and also owned several investment properties there. Although Daniel was indeed well known, it was his wife Mary who contributed significantly to the cultural, literary, and physical development of the city for years after his death.

Mary Bandman's permanent residence was at 608 Gerald from 1909 to 1928. There is no current listing for 608 Gerald, but Mary's home now appears to be the present site of the Stevens Apartments built in the 1930s. She was listed as the head of the household in the 1910 census, living with all 4 children and one live-in housekeeper.<sup>27</sup> Before making Gerald her permanent residence, Mary had purchased several pieces of property on South 6th Street, including the apartment complex at 231-241 that she owned for many years. In 1912 her picture appeared in the *Missoulian* when she was commended for her contributions to the women of Missoula. Mary was thanked by the President of the Missoula Women's Clubs, along with Jeannette Rankin, Mayor Rhoades, Attorney Charles Hall and others for being one of the city's most successful and accomplished speakers who helped make all of the women's clubs successful.<sup>28</sup>

Mary Bandman was one of many women from the University District who played major roles in Missoula's development. A good majority of these individuals were women of stature, contributing immensely to Missoula's economics, political and intellectual well being. One pattern not common in other districts is that most of the University Area women were college educated and many continued their education at the University of Montana in their free time. Another pattern less common in other districts is that women who were widowed did not move in with others or rent out their homes to acquire live-in help. Servants and other domestic help were extremely common in the University District, and widows generally kept their live-in help and simply took on the role as head of the household.<sup>29</sup> Typically, Swedish and Norwegians made up a good portion of the domestic work force, with only one non-Caucasian male working for the Sterling family around 1910. By 1920, there were three other families in the district that hired non-Caucasian help.

In addition to the involvement of the women in the Chamber of Commerce, real estate and various politics, many belonged to social clubs. The *As You Like It Club*, formed in 1892 was very popular with the University District women. This club focused on literature, drama and stage production. Other clubs included the study of road construction and the Campaign for Good Roads, and various charity efforts and organizations such as the Missoula Humane Society. Many charitable efforts were organized and financially backed by women. In 1911, Mrs. Lusk helped promote the city as a support system for western Montana farmers and flew to New York to reserve a spot for Missoula at the Madison Square Garden Exhibit.<sup>30</sup> In 1915, Mrs. Sterling began holding Ladies

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Guild meetings to determine how to raise money to build a new university area parish. That same year, the new Episcopal Church, known as the Church of the Holy Spirit, opened its doors in the University Area Historic District at 130 South 6th East.<sup>31</sup>

A good portion of university area women at one time or another belonged to one of the prominent women's clubs. Many belonged to the literature and educational clubs. Others, like Jenny Beacom of 103 South 5th East, was one of the leaders with Jeannette Rankin in the suffragists movement.<sup>32</sup> Jenny and her husband were both prominent political figures in Missoula. Jenny's husband, W.H. Beacom, was a resident of Missoula for nearly fifty years and as served five terms as mayor. Before becoming a political leader, he had come to Missoula in 1891 and worked as a contractor building several of the downtown buildings.<sup>33</sup>

In addition to being known as women who nurtured the various civic, political and cultural needs of the city, the University Area were also admired as domestic goddesses. As a sincere compliment, and perhaps as a little push to promote the city, the *Missoulian* ran a 1912 Sunday Edition Tribute to the area's most beautiful homes. In discussing the upkeep and decor of each home, the women of the household were credited by stating that "It is a tribute to the intelligence and energy of the prominent club women and society leaders of Missoula that each is in fact a past mistress of domestic science and art." The newspaper ran a several page article complete with photographs of eight area homes, six of which were in the University Area Historic District. The Lusk, Donohue, Richter, Bonner, J.M. Keith and Mulroney homes were all part of the tribute.

That 1912 article is wonderful in that it gives today's reader an idea of what the homes looked like inside. It did, however, play down the fact that many of the district residents had maids, servants, coachmen and various forms of live-in help. Rather, it concentrated on how few each home employed, and gave almost full credit of running the home to the lady of the house. The homes were presented as both show pieces and yet homes of great utility and moderation. Each home was described as have been laid out for comfort, not for "show," and it was stressed that everything in the homes was "real." Inglenooks by the fireplace were noted as being "made for real service as opposed to the empty mockery of a grate that won't draw." The article notes the fashion trends of live house plants, hard wood floors and furniture made of oak, maple, or mahogany. Leather upholstery was popular as well, along with rich, one-tone rugs. Artistic collections, especially the Lusk's numerous examples of oriental tapestries from India, China and Japan, as well as ivory figurines and handicrafts from various countries around the world, were described.<sup>34</sup>

### ARCHITECTURAL SIGNIFICANCE (Criterion C)

#### BUILDING STYLES

Various architectural styles can be seen throughout the district, but the Queen Anne, Colonial Revival, Craftsman bungalow and Tudor styles are especially dominant in the area. Following a national architectural pattern, the Queen Anne style gained popularity in the 1890s and remained so past the turn of the century. That style fit perfectly the tastes of the few community leaders who chose to build south of the Higgins Bridge in what was then considered a "rural" area. Mansions, such as that built for lumber baron, E.L. Bonner (later known as the Spotswood Mansion), could be seen rising high and proud even from as far away as the city center. The Queen Anne style employed on Bonner's mansion began decreasing in popularity around 1910. The Colonial Revival, Tudor and Craftsman styles filled that void and remained fashionable during the Eclectic Movement that lasted from the late 1800s to approximately 1940.<sup>11</sup>

#### QUEEN ANNE

The Victorian style known as the Queen Anne is well represented in the earlier developed neighborhoods of Missoula and especially so in the northern blocks of the University Area. These homes display complex shapes, asymmetrical forms, steeply pitched roof lines and elaborate detailing that include various multi-textured wall surfaces and decorative spindlework.



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### COLONIAL REVIVAL

Colonial Revival style homes became popular in the area after the turn of the century. They can typically be categorized either by their simple, square-massed floor plan and their moderately-pitched hipped roof, or as rectangular blocks with side-gabled roofs. Most are two stories with symmetrically balanced windows and doors, and the door crown or entry porch is often decorative and supported by round or square columns. Hipped dormers and open porches are also popular. The two story hipped roof design is common throughout the earlier developed neighborhoods. Later, side gable and steeply pitched gambrel rooflines became increasingly popular. Window types typically include double-hung or large fixed windows.

### CRAFTSMAN

The University Historic District is distinguished in Missoula by the overwhelming presence of Craftsman style bungalows. Craftsman design was revered for its simplicity and low maintenance and is a style considered to be perfect for those desiring a smaller, more manageable home.<sup>15</sup> As such, the Craftsman was originally designed as a simple, yet intriguing building, due to its utilization of various exterior textures and materials. Variations of the bungalow style in the University District range from very moderate to exceptionally elaborate designs. The 1½ story front-gabled bungalow appears as one of the more popular designs in the district.

### PRAIRIE

Another style that dominated the architecture of American homes along with the Craftsman, was the Prairie style. This style has wide overhanging eaves and large porches, and low-pitched roofs that are typically broad and hipped. The Prairie style homes that exist in the University District vary greatly, ranging from very simple symmetric floor plans to large winged floor plans.

### TUDOR

Tudor style homes are some of the more recently constructed buildings in the district that date to the historic period. That style remained especially popular from 1920s to the early 1940s. Tudor style residences are typically 1½ to 2½ stories with a steeply pitched side or cross-gabled roof and a steeply pitched cross-gable dominating the facade. The houses display various exterior textures of brick, stone, stucco and wood wall cladding. Several have half-timbering present on the upper half or second story, and decorative chimneys are common.

### ARCHITECTS AND BUILDERS

For an area that displays such beautiful architecture, relatively little is known about many of the architects and contractors who built the homes in the university area. There are, however, a few well-known architects and still others who are suspected to have worked in the area.

Although there are no known records documenting his designs, some of the earliest architecture on the south side is credited to E.C. Selander, who was said to have designed several university district buildings prior to 1900. Selander was an architect, trained and educated in Michigan, who moved to Missoula in 1869. He was well acquainted with associates of the Missoula Mercantile and worked out of the second story of the Mercantile building. His acquaintances and co-workers relate him to residents of the university area, and it is likely that he influenced some of the earlier architecture in that area.<sup>20</sup>

Henry J. Hamill, another well-known turn of the 20<sup>th</sup> century architect, is credited with designing some of Missoula's finest residences, and was referenced as "The one man who has had more to do with the excellent buildings than any other." Though he only worked in Missoula one year (1912), he was said to have designed many of Missoula's newer and attractive buildings. In the University District, he designed the extravagant bungalow residence of Dr. Buckley at 1330 Gerald Avenue. Dr. Buckley served as chief surgeon for the Northern Pacific Railroad Hospital.<sup>21</sup>

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Without a doubt, Missoula's most popularly known architect is Albert J. Gibson, the man credited with designing several of Missoula's most revered public buildings and numerous residences. Gibson designed homes in the university area, including the Queen Anne residence at 206 South 5th Street East and a bungalow design at 305 Connell. The Cowell House at 1120 Gerald, an enormous, gambrel-roofed Shingle Style home was one which Gibson appeared to be particularly proud of, and he utilized it in his brochures as an example of his work. Other Gibson designs include the F.T. Sterling Bungalow at 1310 Gerald, (listed in the National Register), and the Coffee Residence, originally located at 101 S. 5th Street West and later moved to its current location at 342 Eddy Avenue. This is one of Gibson's beautiful Queen Anne designs.<sup>22</sup>

Gibson's design for the 1912 Fred T. Sterling home at 1310 Gerald, represents an elegant example of Bungalow styling. It is a two-story hipped roof plan with four gabled dormers and exposed rafter ends. The foundation is made of rock-faced ashlar masonry. The exterior of the first story is brick veneer. The second floor is half timbered with beige stucco. There are both main and upper story landings. A half drive on the north side of the house is covered by a porte cochere. There is a side porch that once allowed access into an entry hall but has since been enclosed. On the east end there were at one time two leaded glass doors that opened onto a square patio. This is now enclosed and used as a music room. In the center and on the southeast side are the original entrances to the kitchen and the basement. The front of the house is the west façade. It has three pane plate glass windows with the center one having leaded glass. Side sash windows located on both sides of a large covered porch are leaded in the upper half. The lifts for the windows are silver plated to match the ornate, silver plated exterior door knobs.<sup>23</sup>

Local architect H.E. Kirkemo is credited with designing the Colonial Revival residence at 230 Keith, in 1938, for professor Meredith Hesdorffer. Kirkemo gained his reputation in the early 1920s as an assistant of architect Ole Bakke, who had become A.J. Gibson's successor by 1917. Kirkemo worked with Bakke in designing the Smead-Simons (Wilma) Building in 1921. By the 1930s Kirkemo had established himself in designing schools and hospitals. His stunning Art Deco design of the Zip Auto Building brought him to the forefront in the community. He and his wife Lillian resided in the Wilma Building before moving to 1620 Hilda in the university area.

The firm of J.G. Link and C.S. Haire designed the Prairie Style, J.M. Keith home, at 1110 Gerald, and were well known in Missoula and throughout Montana. In addition to building the Keith home, this firm designed and remodeled the Western Bank Building in downtown Missoula at the request of J.M. Keith in 1917. This building was later destroyed by fire. In addition, Link and Haire designed the Elks Building in Missoula, and public schools, county courthouses and hospitals throughout the state of Montana.<sup>24</sup>

Other architects that worked in the University District include Rudolph Weaver, known to have designed the 1920 Colonial Revival at 119 Daly; and William Fox, who designed the Alpha Phi House (1107 Gerald) in the late 1940s. The Colonial Revival designed by Weaver originally belonged to Martin J. Hutchens, vice president and editor of the *Missoulian* Publishing Company, and the house is wonderfully preserved today. The barn once accompanying this home was remodeled into living quarters and later moved to what is now 131 Daly Avenue.

The firm of Hyslop, White and Werticit of Spokane, Washington designed the 1906 bungalow built at 307 University Avenue. The Washington architects were hired to develop a home for Missoula Mercantile's CPA, Cornelius Barnes. This home is a 1½ story, multi-hued, burred and textured design. The exterior is covered with clinker bricks with the exception of the two large shed dormers that are covered with wood siding. The roof is covered in split shake shingles. The porch is not raised, and the supports extend from the ground to the rafters on which the porch roof sits. The supports are built of clinker brick, as are the two exterior chimneys on the east and west sides of the gable walls.

The Butte firm of Shanley, Wilson and Hugenin designed the home at 1325 Gerald for Dr. Nels Lennes and his wife in the late 1920s. The home is a 2½-story masonry building with a combination of a hipped and gabled roof. Exterior walls are made of stucco and uncut stone. Three open porches exist: one with exposed rafters next to the main entrance and two located on the west side or back of

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the building. Porches are trimmed with cast iron railings. Window types include fixed, casement and double-hung. Many stained glass windows exist and arches are present around many windows. Some windows are round and displayed in stone. Decorative shutters often surround larger windows. This home, designed in an Italian Renaissance style, has 16 rooms replicating Mrs. Lennes' family home in Chicago, Illinois. The dwelling has served as the residence for the University of Montana president since 1974.

In addition to the currently known architects and builders who worked in the university area, there exists a pattern connecting prominent builders, contractors and carpenters to the building dates of their own homes. For instance the Ambrose family, a well-known family of contractors and carpenters purchased various lots in the district. The building dates for each home correspond to the family's ownership of the land. James E. Skahan, a local cement contractor was known to have begun building his home at 401 Daly around 1938. Also located on Daly Avenue was building contractor Robert F. King, who began constructing his home at 436 Daly in the late 1930s. The lot purchase and the building date of the home at 441 Daly in 1920 corresponds to its owner, carpenter William Lizzie. There have been a great many prominent builders, contractors and carpenters that have lived in the district, and it is very likely that they helped design and build in part or in full, their own university area homes.

### Churches and Religiously Affiliated Buildings (Criteria Consideration A)

The two historic churches within the University Area Historic District are significant for their architectural values and for their association with the development patterns of this historic neighborhood. The Holy Spirit Episcopal Church at 130 South 6<sup>th</sup> Street East reflects Gothic Revival influences and is an example of the design work of Spokane-based early 20<sup>th</sup> century architects, Whitehouse and Price. The 1933 rectory addition, designed by Missoula architect H.E. Kirkemo, is an interesting example of his work and adds to our understanding of this important local architect. The University Congregational Church/United Church of Christ at 405 University provides an example of Mission Style design as reflected in an ecclesiastic building. It remains a contributing building for its architectural values despite later remodeling. Other church affiliated buildings – historic homes and outbuildings – are associated to the historic churches in the neighborhood, and simply contribute to the district as residential buildings within the fabric of this very cohesive historic neighborhood.

### EVOLUTION OF THE UNIVERSITY AREA HISTORIC DISTRICT

Throughout the historic period, the University Area Historic District can be viewed as an area in which Missoula has displayed its proud heritage and its prosperity. The architecture of that time that remains today is typically associated with people who were prominent early settlers and founding fathers of the city. It reflects a high style associated with those who developed the material and cultural aspects of the city and beyond, primarily through commerce, trade, real estate and education. In a somewhat less elevated strata, the architecture is representative of the many university neighborhood residents who were well-respected builders, contractors and carpenters. It is those residents who perhaps more directly influenced much of the less visually imposing architectural designs. A good percentage of the district's residents were greatly concerned with Missoula's growth, hoping and pushing for Missoula to become the next Denver of the west. They had faith in Missoula's potential and often described the area as the western "Garden of Eden." The University District mirrored the city's prosperity and material wealth, and brought another dimension to the scene through the fostering of the arts and education. Yet, throughout the historic period, the district continued to also promote itself as being a quaint, quiet place for moderate living.

The proximity of the University Area Historic District to the continually expanding University of Montana campus, and the ever increasing usage of automobiles by the student population, has in recent decades put extreme pressure on the University District area's attempt to maintain the quiet residential atmosphere that attracted people to initially build there. The inability of the University to adequately provide parking for the increasingly mobile students resulted in a situation where residential streets bordering the campus were literally filled with parked cars. In the 1990s, area homeowners reacted to this situation by convincing the Missoula City Council to pass a "residential parking zone," where permits were required.

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The pressures for student housing, brought about by increased enrollment, has led to the destruction of many historic houses by developers, who recognized an opportunity to profit by constructing large apartment buildings. These structures often disrupted the historic scale of the buildings along historic streetscapes. In other instances single family homes became apartments, often owned by absentee landlords. The visual character of many areas of the University Area Historic District has suffered, as incompatible additions were constructed to add space for rentals. Remodels, especially during the past three decades, often have been shoddy and unsympathetic to the architectural character of historic residences. Many of the worst examples of these involved houses used as fraternities and sororities.

University residents formed a neighborhood association to deal with these issues, and the University Area Historic District became one of the most politicized in the city. The battle over what became known as "family definition," which attempted to define how many unrelated people could live in the same house within the zoning regulations, pitted the University Student Association against the University Homeowners Association. Eventually, faced with legal challenges by several groups, the City Council dropped the "family definition" from its zoning. The issue, however, remained extremely contentious and boiled over into related political debates, especially regarding zoning for increased urban density and commercial applications. Despite continued construction of student family housing near the University District, the construction of apartment complexes throughout the city, some increased parking opportunities on the campus itself, and a program to promote alternative transportation by students, the pressures from an increasing student population continue to effect the University District.

Though significant changes have occurred since the historic period, the University District remains an area rich with historic and architectural integrity. It retains an overall association with the historic period, and contains block after block of some of the most well cared for historic houses in the city. While evidence of change and disruptions in the historic patterns are noticeable in some parts of the district, there is no mistaking the historic feel of the district as a whole. From the mansions of the city's movers and shakers of the early boom era of the late 19<sup>th</sup> and early 20<sup>th</sup> century, to the streetscapes filled with Craftsman type bungalows, to the fraternity and sorority houses, to the row house apartments, this district strongly elicits the unique character of a university neighborhood. The University Area Historic District's distinctive boundaries, varied architectural styles, gridiron streets and alley patterns, mature landscaping, boulevards, sidewalks, building setbacks and residential scale all join to present an impressive and cohesive historical statement.

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### PHOTOGRAPHIC LOG

All photographs submitted with this nomination were taken by Allan Mathews, Missoula Historic Preservation Officer. Negatives on file with the Montana State Historic Preservation Office, Helena.

- 1) Row of Queen Anne homes, 200 Block of South 5<sup>th</sup> Street East, looking west on south side, April 2000
- 2) Queen Anne residence, 231 South 5<sup>th</sup> Street East, north elevation, April 2000
- 3) Queen Anne residence, 312 South 5<sup>th</sup> Street East, south elevation, April 2000
- 4) Queen Anne residence, 1130 Higgins Ave, April 2000
- 5) Larger Craftsman Bungalow, 1430 Gerald Ave, April 2000
- 6) Typical Craftsman Bungalows, 512 & 520 Keith Ave, looking northwest, October 2000
- 7) Larger Craftsman Bungalow, 511 Beckwith Ave, looking southeast, October 2000
- 8) Larger Craftsman Bungalow, 400 Daly Ave, looking north, October 2000
- 9) Keith House, Prairie Style, 1110 Gerald Ave, south elevation, April 2000
- 10) Sterling Residence, Tudor Revival, 1310 Gerald Ave, south elevation, April 2000
- 11) Tudor Revival, 1325 Gerald Ave, south elevation, April 2000
- 12) Toole House, Colonial Revival, 1005 Gerald Ave, April 2000
- 13) Georgian Colonial Residence, 240 Daly Ave, April 2000
- 14) Tudor Revival, 1231 Gerald Ave, south elevation, October 2000
- 15) Spanish Colonial duplex, 435-437 University Ave, north elevation, October 2000
- 16) Spanish Colonial, 431 Daly Ave, north elevation, October 2000
- 17) Art Moderne residence with added second story, 430 University, south elevation, October 2000
- 18) Rowhouse Apartments, 133-143 S. 5<sup>th</sup> Street East, looking west from Gerald Ave, October 2000
- 19) Hellgate High School, 900 Higgins Ave, west elevation, April 2000
- 20) Streetview, UTM Point D, Corner South 5<sup>th</sup> & Arthur, looking south, April 2000
- 21) Streetview, Corner South Higgins & University Aves, looking east on University, April 2000
- 22) Streetview, Corner Beckwith & Arthur, south side of Beckwith, looking south, April 2000
- 23) Streetview, Corner South 5<sup>th</sup> & Hilda, looking west, April 2000
- 24) Streetview, UTM Point A, Corner South 4<sup>th</sup> & Higgins, looking southeast, April 2000
- 25) Streetview with Hellgate Gymnasium, 900 Higgins, looking northeast, April 2000



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<p align="center"><b>MISSOULA'S UNIVERSITY HISTORIC DISTRICT BUILDING LIST</b></p>
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P=Primary  
C=Contributing  
NC=Non-Contributing  
\*=Previously Listed on the National Register

Address	Type	Style	Built	C/NC*
125-125 ½ S. 4 <sup>th</sup> E.	Apartments Rear apartment Shed	Colonial Revival Side Gable Side Gable	c.1908 c.1908 c.1908	C NC NC
135 S. 4 <sup>th</sup> E.	Residence Garage	Tudor Gable & Wing	c.1925 c.1925	C C
211-215 S. 4 <sup>th</sup> E.	Triplex Garage	Cross Gable Flat	Moved1986 c.1930	NC C
217-221 S. 4 <sup>th</sup> E.	Duplex Shed	Colonial Revival ½ Gabled	c.1908 c.1908	C NC
227 S. 4 <sup>th</sup> E.	Apartments	Colonial revival	c.1908	C
231 S. 4 <sup>th</sup> E.	Apartments	Colonial revival	c.1908	C
233 S. 4 <sup>th</sup> E.	Apartments	Colonial Revival	c.1908	C
305 S. 4 <sup>th</sup> E.	Commercial Shed	Shed Front Gable	c.1908 c.1950	NC NC
315 S. 4 <sup>th</sup> E.	Commercial (Swift Bldg.) Shed	Flat ½ Gabled	c.1908 c.1980	C NC
103 S. 5 <sup>th</sup> E.	Professional	Queen Anne	c.1910	C
119 S. 5 <sup>th</sup> E.	Professional Garage	Spanish Eclectic Mission style	c.1903/04 c.1903/04	C C
123 S. 5 <sup>th</sup> E.	Residence Garage	Craftsman Hipped	c.1929 c.1929	C C
124-126 S. 5 <sup>th</sup> E.	Residence Garage/apartment	Hipped Hipped	c.1920 c.1920	NC NC
128 S. 5 <sup>th</sup> E.	Residence Garage	Craftsman Front Gable	c.1900 c.1900	C C
129-129 ½ S. 5 <sup>th</sup> E.	Residence Shed	Gable & Wing Flat	c.1909 c.1909	C C
140 S. 5 <sup>th</sup> E.	Residence	Craftsman	c.1927	C
133-143 S. 5 <sup>th</sup> E.	Apartments	Flat	c.1909	C

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205 S. 5 <sup>th</sup> E.	Residence	Queen Anne	c.1898	C
206-208 S. 5 <sup>th</sup> E.	Apartments Shed	Queen Anne Flat	c.1898 c.1980	C NC
212 S. 5 <sup>th</sup> E.	Residence Garage/Apartment	Queen Anne Tudor/front gable	c.1903 c.1903	C C
215 S. 5 <sup>th</sup> E.	Residence Garage	Queen Anne Side Gable	c.1903 c.1903	C C
220-226 S. 5 <sup>th</sup> E.	Apartments Shed Shed	Flat Flat Flat	c.1917 c.1917 c.1917	C C C
223-227 S. 5 <sup>th</sup> E. (223A&B, 225, 227)	Apartments Apartment Apartment	Queen Anne Gable & Wing Side Gable	c.1902 c.1902 c.1902	C C C
231 S. 5 <sup>th</sup> E.	Residence	Queen Anne	1891	P
232 S. 5 <sup>th</sup> E.	Residence	Colonial Revival	1909	C
238-242 S. 5 <sup>th</sup> E.	Apartments	Queen Anne	c.1910	C
241 S. 5 <sup>th</sup> E.	Apartment	Queen Anne	c.1901	NC
301 S. 5 <sup>th</sup> E.	Apartments	Flat	c.1960	NC
304 S. 5 <sup>th</sup> E.	Residence	Prairie	1902	C
312 S. 5 <sup>th</sup> E.	Residence Garage	Queen Anne Front Gable	c.1904 c.1904	P C
317 S. 5 <sup>th</sup> E.	Residence	Queen Anne	c.1900	NC
318 S. 5 <sup>th</sup> E.	Residence	Queen Anne	1902	C
321 S. 5 <sup>th</sup> E.	Residence Shed	Queen Anne Flat	c.1904 c.1904	C NC
326 S. 5 <sup>th</sup> E.	Residence Garage	Craftsman Front Gable	c.1904 c.1904	C C
329 S. 5 <sup>th</sup> E.	Duplex	Hipped	c.1900	NC
333 S. 5 <sup>th</sup> E.	Residence Garage	Craftsman Front Gable	c.1920 c.1920	C NC
336 S. 5 <sup>th</sup> E.	Apartments Garage	Flat Flat	c.1905 c.1905	NC NC
339 S. 5 <sup>th</sup> E.	Residence Shed	Cross-Gable Front Gable	c.1903 c.1903	C C
402-402½ S. 5 <sup>th</sup> E.	Residence Rear Apartment	Hipped Flat	c.1905 c.1920	NC C
407-407½ S. 5 <sup>th</sup> E.	Residence Garage	Gable & Wing Hipped	c.1940 c.1950	C NC
409 S. 5 <sup>th</sup> E.	Apartments	Craftsman	c.1920	C

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	Garage	Front Gable		c.1920	C
425 S. 5 <sup>th</sup> E.	Apartments	Side Gable		c.1955	NC
	Garage	Front Gable		c.1960	NC
429 S. 5 <sup>th</sup> E.	Residence	Craftsman		c.1920	C
430 S. 5 <sup>th</sup> E.	Apartments	Flat		1974	NC
438 S. 5 <sup>th</sup> E.	Residence	Craftsman		c.1920	NC
440 S. 5 <sup>th</sup> E.	Residence	Craftsman		c.1925	C
	Garage	Flat		c.1925	NC
441 S. 5 <sup>th</sup> E.	Apartments	Craftsman		c.1914	C
500 S. 5 <sup>th</sup> E.	Residence	Craftsman		c.1924	C
	Garage	Front Gable		c.1924	C
503 S. 5 <sup>th</sup> E.	Residence	Front Gable		c.1918	C
	Garage	Front Gable		c.1918	C
509 S. 5 <sup>th</sup> E.	Apartments	Craftsman		c.1914	C
	Garage	Side Gable		c.1914	C
510 S. 5 <sup>th</sup> E.	Residence	Craftsman		c.1928	C
	Garage	Front Gable		c.1928	C
516 S. 5 <sup>th</sup> E.	Residence	Craftsman		c.1924	C
	Shed	Front Gable		c.1924	NC
517 S. 5 <sup>th</sup> E.	Apartments	Bungalow		c.1919	C
	Garage	Flat		c.1960	NC
520 S. 5 <sup>th</sup> E.	Apartments	Craftsman		c.1921	NC
524 S. 5 <sup>th</sup> E.	Residence	Side Gable		c.1921	NC
525 S. 5 <sup>th</sup> E.	Apartments	Gable		c.1968	NC
529 S. 5 <sup>th</sup> E.	Residence	Craftsman		c.1910	C
	Garage	Front Gable		c.1910	C
530 S. 5 <sup>th</sup> E.	Residence	Queen Anne		c.1924	C
	Shed	Front Gable		c.1924	C
130 S. 6 <sup>th</sup> E.	Episcopal Church of the Holy Spirit	Front Gable		c.1915	C
218 S. 6 <sup>th</sup> E.	Residence w/apartment	Queen Anne		c.1910	C
	Garage	Side Gable		c,1910	C
226 S. 6 <sup>th</sup> E.	Residence	Queen Anne		c.1908	C
	Garage	Cross Gable		c.1908	C
231-241 S. 6 <sup>th</sup> E.	Apartments	Cross Gable		c.1908	C
232 S. 6 <sup>th</sup> E.	Residence	Queen Anne		c.1912	NC
	Garage	Side Gable		c.1912	C
238 S. 6 <sup>th</sup> E.	Residence	Queen Anne		c.1928	C
	Garage	Front Gable		c.1928	C
302 S. 6 <sup>th</sup> E.	Apartment	Front Gabled		c.1910	NC

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308 S. 6 <sup>th</sup> E.	Apartments	Craftsman	c.1921	C
311 S. 6 <sup>th</sup> E.	Duplex	Colonial Revival	c.1910	C
317 S. 6 <sup>th</sup> E.	Duplex Garage	Craftsman Hipped	c.1910 c.1910	C C
316-318 S. 6 <sup>th</sup> E.	Apartments Apartment	Gable on Hip Cross Gable	c.1900 c.1900	C C
320-326 S. 6 <sup>th</sup> E.	Apartments	Georgian Revival	c.1910	C
328-334 S. 6 <sup>th</sup> E.	Apartments	Hipped	c.1910	C
338-340 S. 6 <sup>th</sup> E.	Duplex Garage	Colonial Revival Front Gable	c.1910 c.1910	C C
402 S. 6 <sup>th</sup> E.	Apartments Shed	Dutch Colonial Front Gable	c.1910 c.1910	C C
405-407 S. 6 <sup>th</sup> E.	Duplex Garage	Colonial Revival Gable & Wing	c.1910 c.1910	C C
408 S. 6 <sup>th</sup> E.	Residence Shed	Craftsman Gambrel	c.1915 c.1915	C NC
415 S. 6 <sup>th</sup> E.	Residence	Craftsman	c.1928	C
416 S. 6 <sup>th</sup> E.	Residence Garage	Side Gable Side Gable	c.1935 c.1935	C C
417 S. 6 <sup>th</sup> E.	Residence Garage	Craftsman Gable	c.1927 c.1927	C C
426 S. 6 <sup>th</sup> E.	Residence Garage	Cross Gable Front Gable	c.1938 c.1938	C C
430-430½ S. 6 <sup>th</sup> E.	Residence Garage	Colonial Revival Front Gable	c.1910 c.1910	C C
433 S. 6 <sup>th</sup> E.	Residence Garage	Side Gable Front Gable	c.1908 c.1908	C C
435 S. 6 <sup>th</sup> E.	Residence Shed	Colonial Revival Modern	c.1920 c.1990	C NC
438 S. 6 <sup>th</sup> E.	Residence Garage	Colonial Revival Front Gable	c.1925 c.1920	C C
441 S. 6 <sup>th</sup> E.	Residence Shed	Side Gable Front Gable	c.1928 c.1928	C NC
502 S. 6 <sup>th</sup> E.	Residence Shed	Craftsman Front Gable	c.1929 c.1929	C NC
503 S. 6 <sup>th</sup> E.	Residence Garage	Craftsman Front Gable	c.1925 c.1925	C C
505 S. 6 <sup>th</sup> E.	Residence Garage	Craftsman Front Gable	c.1925 c.1925	C C
510 S. 6 <sup>th</sup> E.	Residence	Craftsman	c.1921	C

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	Garage	Front Gable	c.1921	C
517-517½ S. 6 <sup>th</sup> E.	Residence Residence Garage	Modern Craftsman Front Gable & Shed	c.1961 c.1929 c.1929	NC C NC
518 S. 6 <sup>th</sup> E.	Residence Garage	Craftsman Front Gable	c.1932 c.1932	C C
524 S. 6 <sup>th</sup> E.	Residence Garage	Hipped Front Gable	c.1925 c.1925	C C
525 S. 6 <sup>th</sup> E.	Residence	Craftsman	c.1927	C
529 S. 6 <sup>th</sup> E.	Residence	Craftsman	c.1924	C
532 S. 6 <sup>th</sup> E.	Residence	Side Gable	c.1932	C
533 S. 6 <sup>th</sup> E.	Residence	Craftsman	c.1922	C
540 S. 6 <sup>th</sup> E.	Residence Garage	Craftsman Flat	c.1932 c.1960	C NC
543 S. 6 <sup>th</sup> E.	Residence	Craftsman	c.1937	C
200 Eddy	Modern Brick Apartment	Flat roof	c.1964	NC
201-263 Eddy Ave.	Apartments	Brick	c.1965	NC
228 Eddy Ave.	Apartments Garage	Front Gable Front Gable	c.1912 c.1912	NC C
236 Eddy Ave.	Apartments Garage	Queen Anne Front Gable	c.1910 c.1910	C C
309-312 Eddy Ave.	Residence Garage	Brick/Tudor Tudor	c.1927 c.1927	C C
323-325 Eddy Ave.	Apartments Garage	Craftsman Front Gable	c.1930 c.1930	C C
330 Eddy Ave.	Residence	Side Gable	c.1940	C
333-335 Eddy Ave.	Duplex Garage	Side Gable Front Gable	c.1934 c.1934	C C
341 Eddy Ave.	Residence Garage	Craftsman Front Gable	c.1910 c.1910	C C
342 Eddy Ave.	Residence Garage	Queen Anne Front Gable	c.1938 c.1938	C C
402 Eddy Ave.	Residence Garage	Shingle Front Gable	c.1921 c.1921	C C
403-403½ Eddy Ave.	Apartments/904-06 Hilda Shed	Prairie Hipped	c.1909 c.1909	C C
412 Eddy Ave.	Residence Garage	Craftsman/ Bungalow	c.1926 c.1926	C NC
413 Eddy Ave.	Apartments	Prairie	c.1920	NC

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	Garage	Side Gable	c.1920	C
414 Eddy Ave.	Residence	Tudor Brick	c.1932	C
	Garage	Front Gable	c.1932	C
419-419 ½ Eddy Ave.	Apartments	Tudor	c.1916	C
	Garage	Front Gable	c.1916	C
424 Eddy Ave.	Residence	Craftsman	c.1927	C
	Garage	Front Gable	c.1927	C
425 Eddy Ave.	Residence	Tudor	c.1932	C
	Garage	Front Gable	c.1932	C
432 Eddy Ave.	Residence	Colonial Revival	c.1920	C
435 Eddy Ave.	Residence	Tudor	c.1920	C
	Shed	Front Gable	c.1920	C
437-439 Eddy Ave.	Apartments	Craftsman	c.1910	NC
	Garage	Front Gable	c.1910	C
440 Eddy Ave.	Residence	Tudor	c.1938	C
	Shed	Gambrel	c.1938	NC
500 Eddy Ave.	Residence	Hipped	c.1922	C
	Garage	Front Gable	c.1922	C
501 Eddy Ave.	Residence	Craftsman	1925	C
	Garage	Hipped	c.1925	C
504 Eddy Ave.	Apartments	Colonial Revival	1921	C
	Garage	Side Gable	c.1925	C
506 Eddy Ave.	Apartments	Colonial Revival	1921	C
	Garage	Front Gable	c.1925	C
511 Eddy Ave.	Apartments	Colonial Revival	1923	C
521 Eddy Ave.	Apartments	Craftsm/Bungalw	c.1918	C
	Garage	Hipped	c.1918	C
527 Eddy Ave.	Apartments	Craftsman	1926	NC
	Garage	Front Gable	c.1926	C
533 Eddy Ave.	Apartments	Craftsman	c.1925	NC
534 Eddy Ave.	Apartments	Craftsman	1920	C
	Shed	Hipped	c.1920	C
538 Eddy Ave.	Residence	Craftsman	c.1920	NC
	Garage	Front Gable	c.1920	C
541 Eddy Ave.	Apartments	Craftsman	c.1928	NC
	Garage	Front Gable	c.1928	C
	Garage	Front Gable	c.1928	C
542 Eddy Ave.	Residence	Brick Craftsman	c.1915	C
	Garage	Hipped	c.1915	C
105 Connell Ave.	Residence	Shingle	c.1932	C
	Garage	Front Gable	c.1932	C
200 Connell	Apartments	Flat	c.1986	NC

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Ave.					
227 Connell Ave.	Apartments Carriage House	French Eclectic Side Gable	c.1940 c.1940	C C	
245 Connell Ave.	Residence Garage	Gambrel Side Gable	c.1938 c.1938	C C	
300 Connell Ave.	Residence	Tudor	c.1921	C	
305 Connell Ave.	Apartments Garage Apartment	Craftsman Front Gable Hipped	c.1914 c.1998 c.1914	C C C	
314 Connell Ave.	Residence Garage	Craftsman Front Gable	c.1903 c.1903	C C	
315 Connell Ave.	Residence	Craftsman	c.1935	C	
329 Connell Ave.	Residence Garage	Craftsman Front Gable	c.1912 c.1912	C NC	
330 Connell Ave.	Residence Garage	Colonial Revival Front Gable	c.1914 c.1914	C C	
333 Connell Ave.	Residence Carriage House	Craftsman Front Gable	c.1928 c.1928	C C	
336 Connell Ave.	Apartments Garage	Colonial Revival Front Gable	c.1906 c.1906	C C	
345 Connell Ave.	Residence Garage	Side Gable Front Gable	c.1925 c.1925	C C	
400 Connell/ 902-938 Hilda Aves.	Apartments Garage	Craftsman Side Gable	c.1920 c.1920	C C	
403 Connell Ave.	Residence Garage	Craftsman Front Gable	c.1915 c.1915	C C	
408 Connell Ave.	Residence Garage	Craftsman Front Gable	c.1912 c.1912	C NC	
415 Connell Ave.	Residence Garage	Craftsman Front Gable	c.1910 c.1910	C C	
416 Connell Ave.	Residence Garage	Side Gable Flat	c.1912 c.1912	C NC	
419-421 Connell Ave.	Residence Apartment/Rear residence	Craftsman Side Gable	c.1920 c.1920	C C	
424 Connell Ave.	Residence Garage	Craftsman Front Gable	c.1920 c.1920	C NC	
425 Connell Ave.	Residence Garage	Craftsman Front Gable	c.1915 c.1915	C C	

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430-432 Connell Ave.	Residence/duplex Garage	Craftsman Flat	c.1920 c.1920	C NC
437 Connell Ave.	Residence Garage	Craftsman Flat	c.1914 c.1914	C C
439 Connell Ave.	Residence Garage	Craftsman Front Gable	c.1918 c.1918	C C
440 Connell Ave.	Residence	Colonial Revival	c.1921	C
502 Connell Ave.	Residence Garage/Apartment	Craftsman Front Gable	c.1920 c.1920	C C
503 Connell Ave.	Residence Garage/workshop	Side Gable Front Gable	c.1930 c.1930	C C
509 Connell Ave.	Residence Garage	Cross Gable Front Gable	c.1930 c.1930	C C
517 Connell Ave.	Residence Carriage House	Cross Gable Front Gable	c.1929 c.1929	C C
525 Connell Ave.	Residence	Craftsman	c.1924	C
526 Connell Ave.	Residence Shed	Hipped Front Gable	c.1921 c.1921	C NC
530 Connell Ave.	Duplex Garage	Craftsman - brick Front Gable	c.1938 c.1938	C C
533 Connell Ave.	Group home Garage	Craftsman Front Gable	c.1920 c.1920	C C
535 Connell Ave.	Residence	Front Gable	1977	NC
536-540 Connell Ave.	Duplex Garage	Craftsman Side Gable	c.1921 c.1921	C C
100-106 Daly Ave.	Residence Carriage House	Cross Gable Flat	c.1908 c.1908	C C
119 Daly Ave.	Residence	Colonial Revival	c.1920	C
220 Daly Ave.	Fraternity	Modern	1971	NC
240 Daly Ave.	Residence Garage	Colonial Revival Side Gable	c.1930 c.1930	C C
304 Daly Ave.	Residence Garage	Cross Gable Front Gable	c.1920 c.1920	C C
310 Daly Ave.	Residence Shed	Hipped Front Gable	c.1910 c.1980	NC NC
315 Daly Ave.	Residence Garage	Craftsman - brick Flat	c.1921 c.1921	C NC
316-318 Daly Ave.	Duplex Shed	Front Gable Side Gable	c.1929 c.1929	C C



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321 Daly Ave.	Residence Garage	Craftsman Hipped	c.1917 c.1917	C C
324-324½ Daly Ave.	Residence	Front Gable	1910	C
325 Daly Ave.	Residence Garage	Craftsman Hipped	c.1921 c.1921	C C
330 Daly Ave.	Residence Shed	Craftsman Front Gable	c.1920 c.1920	C C
333 Daly Ave.	Residence Garage	Craftsman Front Gable	c.1923 c.1923	C C
340 Daly Ave.	Residence Shed	Craftsman Front Gable	c.1920 c.1920	C NC
345 Daly Ave.	Residence	Craftsman	c.1940	C
400 Daly Ave.	Residence Garage	Colonial Revival Front Gable	1910 c.1910	C C
401 Daly Ave.	Residence	Spanish Eclectic	c.1932	C
408 Daly Ave.	Residence Garage	Georgian Flat	c.1926 c.1926	C C
413 Daly Ave.	Residence Garage	Hipped Front Gable	c.1918 c.1918	C NC
418 Daly Ave.	Residence Garage	Georgian Revival Front Gable	c.1922 c.1922	C C
421 Daly Ave.	Apartments	Flat - brick	c.1933	C
422 Daly Ave.	Residence Garage	Cross Gable Flat	c.1926 c.1926	NC C
429 Daly Ave.	Residence Garage	Craftsman Front Gable	c.1926 c.1926	C C
431 Daly Ave.	Residence	Craftsman	c.1921	C
436-440 Daly Ave.	Apartments Garage	Tudor Flat	c.1938 c.1938	C C
441 Daly Ave.	Residence Garage	Craftsman Front Gable	c.1920 c.1920	C C
500 Daly Ave.	Residence/professnl Garage Shed	Craftsman Hipped Gambrel	c.1928 c.1929 c.1980	C C NC
501 Daly Ave.	Residence Garage	Craftsman Front Gable	c.1922 c.1922	C C
508 Daly Ave.	Residence Garage	Craftsman Front Gable	c.1922 c.1922	C C
509 Daly Ave.	Residence Garage	Craftsman Side Gable	c.1922 c.1922	C C
514 Daly Ave.	Residence	Craftsman	c.1920	C

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	Garage	Front Gable	c.1920	C
519 Daly Ave.	Residence	Craftsman	c.1922	C
	Garage	Flat	c.1922	NC
520 Daly Ave.	Residence	Craftsman	c.1930	NC
	Garage	Front Gable	c.1930	C
521 Daly Ave.	Residence	Craftsman	c.1920	C
	Garage	Front Gable	c.1920	NC
528 Daly Ave.	Residence	Side Gable	c.1925	C
	Garage	Front Gable	c.1925	C
537-539 Daly Ave.	Residence	Hipped	c.1952	NC
	Apartment/garage	Hipped	c.1955	NC
540 Daly Ave.	Commercial/deli	Hipped	c.1936	C
105 University	Residence	Craftsman	c.1910	C
	Garage	Hipped	c.1910	C
112 University	Residence	Prairie	c.1934	C
	Garage	Hipped	c.1934	C
	Shed	Gambrel	c.1980	NC
115 University	Residence	Craftsman	c.1928	C
	Garage	Hipped	c.1928	C
124 University	Residence	Front Gable	c.1920	C
	Garage	Front Gable	c.1970	NC
125 University	Residence	Hipped	c.1918	C
	Shed	Gambrel	c.1918	NC
132 University	Residence	Gambrel	c.1948	NC
	Garage	Side Gable	c.1948	NC
135 University	Residence	Craftsman	c.1912	C
	Garage	Front Gable	c.1912	C
140 University	Residence	Cross Gable	c.1912	C
	Garage	Front Gable	c.1912	C
201 University	Sorority	Colonial Revival	c.1942	NC
216 University	Residence	Cross Gable	c.1936	C
	Apartment/Garage	Gambrel	c.1936	NC
219 University	Residence	Colonial Revival	c.1918	C
	Garage	Hipped	c.1918	C
220 University	Residence	Tudor	c.1928	C
	Garage	Hipped	c.1928	C
225 University	Residence	Craftsman	1917	C
	Garage	Front Gable	c.1917	C
230 University	Duplex	Front Gable	c.1930	C
	Garage	Hipped	c.1930	NC
	Garage	Arched false front	c.1950	NC

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233 University	Residence Garage	Craftsman Front Gable	c.1915 c.1915	C C
240 University	Residence Garage	Prairie Flat	1927 c.1970	C NC
241 University	Duplex Carport/Garage	Colonial Revival Front Gable	c.1920 c.1920	NC NC
300 University	Residence Shed	Side Gable Front Gable	c.1912 c.1912	C C
307 University	Residence Garage	Craftsman Front Gable	1906 c.1906	C C
314 University	Residence Garage	Colonial Revival Front Gable	c.1912 c.1970	C NC
319 University	Apartment Garage	Craftsman Side Gable	c.1910 c.1910	C C
322 University	Residence Garage	Craftsman Front Gable	c.1915 c.1915	NC C
325 University	Residence Garage	Craftsman ½ Gable	c.1921 c.1921	C NC
330 University	Residence Shed	Craftsman Front Gable	c.1908 c.1908	C C
333 University	Fraternity	Front Gable	c.1911	C
340 University	Residence Garage	Colonial Revival Front Gable	c.1912 c.1912	C C
341 University	Residence Garage	Craftsman Side Gable	c.1912 c.1912	C C
400 University	Residence Garage	Craftsman Hipped	c.1920 c.1920	C C
405-425 University	Church Garage Shed Shed	Mission Front Gable Front Gable Gambrel	c.1920 c.1930 c.1970 c.1980	C C NC NC
412 University	Residence Garage	Tudor Front Gable	c.1930 c.1930	C C
420 University	Residence Shed	Gambrel Flat	c.1920 c.1920	C C
430 University	Residence Garage	Art Moderne Flat	c.1925 c.1925	C C
435-437 University	Apartments Carriage House	Spanish Revival Mission Style/Stucco	c.1927 c.1927	C C
438	Residence	Tudor	c.1920	C

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University	Garage	Flat	c.1920	C
439-445 University	Apartments	Colonial Revival	c.1921	C
500 University	Fraternity	Modern/remodel	c.1960	NC
501 University	Sorority Shed	Colonial Front Gable	c.1930 c.1930	C NC
515 University	Residence Shed	Front Gable	c.1930 c.1930	C C
516 University	Sorority	Tudor	c.1920	C
517 University	Parish House Garage	Craftsman Flat	c.1930 c.1930	C C
521 University	Residence Garage	Craftsman Front Gable	c.1930 c.1930	C C
532 University	Church group home	Hipped - stucco	c.1930	C
538 University	Church home	Hipped	c.1920	C
539 University	Residence Garage	Craftsman Front Gable	c.1915 c.1915	C C
101 McLeod	Residence Garage	Side Gable Front Gable	c.1945 c.1945	NC NC
102 McLeod	Fellowship house	Craftsman	c.1930	C
112 McLeod	Residence Garage	Craftsman Side Gable	c.1923 c.1923	C C
113 McLeod	Residence Garage	Craftsman Front Gable	c.1917 c.1917	C C
116 McLeod	Residence Garage	Craftsman Side Gable	c.1930 c.1930	C C
125 McLeod	Residence	Cross Gable	c.1921	C
126 McLeod	Residence Garage	Tudor Front Gable	c.1922 c.1922	C C
218 McLeod	Residence Garage	Front Gable Side Gable	c.1960 c.1960	NC NC
230 McLeod	Residence Garage	Craftsman Front Gable	c.1920 c.1920	C C
233 McLeod	Residence	Side Gable	c.1986	NC
234 McLeod	Residence Garage	Craftsman Front Gable	c.1930 c.1930	C C
235 McLeod	Residence	Side Gable	c.1948	NC
238 McLeod	Residence	Craftsman	c.1930	C

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243 McLeod	Residence Garage	Tudor Front Gable	c.1934 c.1934	C C
300 McLeod	Residence Garage	Tudor Gable & Wing	c.1940 c.1940	C C
301 McLeod	Residence Garage	Craftsman Front Gable	c.1921 c.1921	C C
309 McLeod	Residence Garage	Craftsman Front Gable	c.1921 c.1921	C C
310 McLeod	Residence Garage	Craftsman Front Gable	c.1915 c.1915	C C
317 McLeod	Residence Garage	Craftsman Front Gable	c.1921 c.1921	NC C
318 McLeod	Residence Garage	Craftsman Front Gable	c.1925 c.1925	C C
327-329 McLeod	Duplex Garage/apartment	Hipped/brick Hipped	c.1970 c.1970	NC NC
328 McLeod	Residence	Craftsman	c.1915	C
330 McLeod	Residence Garage	Side Gable Side Gable	c.1926 c.1926	C C
331 McLeod	Residence.	Craftsman	c.1921	C
335 McLeod	Residence Garage Shed	Craftsman Front Gable Side Gable	c.1921 c.1921 c.1921	C C C
340 McLeod	Residence	Craftsman	c.1930	C
400 McLeod	Residence	Craftsman	c.1930	C
401 McLeod	Residence Shed	Queen Anne Gambrel	c.1912 c.1912	P* NC
404 McLeod	Residence Garage	Craftsman Flat	c.1929 c.1929	C C
409 McLeod	Apartments Garage	Hipped Front Gable	c.1911 c.1911	NC C
415 McLeod	Residence	Colonial/Brick	c.1955	NC
420 McLeod	Residence Garage	Craftsman Front Gable	c.1920 c.1920	C C
426 McLeod	Residence Garage	Craftsman Front Gable	c.1930 c.1930	C C
433 McLeod	Residence	Craftsman	c.1913	C
434 McLeod	Residence Garage	Craftsman Front Gable	c.1930 c.1930	C C
435 McLeod	Residence Garage	Craftsman Side Gable	c.1948 c.1948	NC NC
510 McLeod	Residence	Hipped	c.1930	NC

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	Garage	Front Gable	c.1930	C
515 McLeod	Church	Flat/Brick	c.1970	NC
524 McLeod	Residence	Craftsman	c.1920	C
	Garage	Front Gable	c.1920	C
525-527 McLeod	Residence	Craftsman	c.1929	C
	Garage	Front Gable	c.1929	C
	Shed	Modern	c.1990	NC
530 McLeod	Residence	Craftsman	c.1920	C
	Garage	Side Gable	c.1920	C
541 McLeod	Residence	Side Gable	c.1948	NC
100 Keith	Residence	Cross Gable	c.1943	NC
	Garage	½ Gable	c.1943	NC
101-101½ Keith	Residence	Craftsman	c.1944	NC
	Garage	Front Gable	c.1944	NC
227 Keith	Residence	Hipped	c.1927	NC
229 Keith	Residence	Tudor	c.1929	C
	Garage	Front Gable	c.1929	C
230 Keith	Residence	Side Gable	c.1938	C
233 Keith	Residence	Side Gable	c.1927	NC
	Shed	Front Gable	c.1927	C
240 Keith	Residence	Hipped	c.1931	C
	Garage	Tudor/Brick	c.1931	C
241 Keith	Residence	Craftsman	c.1925	C
	Garage	Front Gable	c.1925	C
300 Keith	Residence	Colonial Revival	c.1929	C
	Garage	Stucco	c.1929	C
301 Keith	Residence	Tudor	c.1935	C
315 Keith	Residence	Tudor	c.1927	C
	Garage	Front Gable	c.1927	C
318 Keith	Residence	Tudor	c.1929	C
	Garage	Front Gable	c.1929	C
320 Keith	Residence	Colonial Revival	c.1927	C
	Garage	Front Gable	c.1927	C
325 Keith	Residence	Craftsman	c.1922	C
	Garage	Front Gable	c.1922	C
341 Keith	Residence	Craftsman	c.1914	C
	Garage	Front Gable	c.1914	C
	Garage	Front Gable	c.1920	C
380 Keith	Residence	Craftsman	c.1922	C
	Garage	Front Gable	c.1922	C
	Garage	Front Gable	c.1930	C

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401 Keith	Residence Garage	Tudor Front Gable	c.1921 c.1921	C C
404 Keith	Residence Garage	Craftsman Front Gable	c.1917 c.1917	C NC
408 Keith	Residence	Tudor	c.1934	C
411 Keith	Residence Apartment	Side Gable/Stucco Flat	c.1921 c.1960	C NC
415 Keith	Residence Apartment	Side Gable Side Gable	c.1921 c.1970	C NC
420 Keith	Residence	Tudor	c.1938	C
432 Keith	Residence Garage	Craftsman Front Gable	c.1921 c.1921	C C
433 Keith	Residence Garage	Tudor Front Gable	c.1921 c.1921	C C
435 Keith	Residence Garage	Craftsman Front Gable	c.1921 c.1921	C C
436 Keith	Residence Garage	Craftsman Front Gable	c.1921 c.1921	C C
441 Keith	Residence Garage	Craftsman Front Gable	c.1921 c.1921	C C
500 Keith	Residence	Craftsman	c.1921	C
501 Keith	Residence Garage	Craftsman Front Gable	c.1921 c.1921	C C
512 Keith	Residence Shed	Craftsman Front Gable	c.1921 c.1921	C C
513 Keith	Residence Shed	Craftsman Front Gable	c.1921 c.1921	C C
520 Keith	Residence Shed	Craftsman Front Gable	c.1921 c.1921	C C
521 Keith	Residence Garage	Craftsman Front Gable	c.1921 c.1921	C C
525 Keith	Residence Garage	Craftsman Front Gable	c.1921 c.1921	C C
530 Keith	Residence Garage	Craftsman Front Gable	c.1938 c.1938	C C
533 Keith	Residence Garage	Tudor Front Gable	c.1921 c.1921	C C
535 Keith	Residence Garage Shed	Craftsman Flat Gambrel	c.1935 c.1935 c.1990	C C NC
123 Beckwith	Residence Garage	Craftsman Front Gable	c.1932 c.1932	C C

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125 Beckwith	Residence Garage	Craftsman Front Gable	c.1938 c.1938	C C
145 Beckwith	Residence Garage	Cross Gable Front Gable	c.1940 c.1940	C C
201 Beckwith	Residence Garage	Tudor Front Gable	c.1933 c.1933	C C
217 Beckwith	Residence Garage	Craftsman Front Gable	c.1928 c.1928	NC NC
222 Beckwith	Residence Garage	Craftsman Front Gable	c.1933 c.1933	C NC
233 Beckwith	Residence Garage	Craftsman Front Gable	c.1929 c.1929	C C
234 Beckwith	Residence Garage	Craftsman Front Gable	c.1925 c.1925	C NC
235 Beckwith	Residence Garage	Craftsman Front Gable	c.1925 c.1925	NC C
241 Beckwith	Residence Garage	Craftsman Front Gable	c.1929 c.1929	C NC
242 Beckwith	Residence	Spanish Eclectic	c.1925	C
301 Beckwith	Residence Garage	Craftsman Front Gable	c.1932 c.1932	C C
302 Beckwith	Residence	Craftsman	c.1929	C
313 Beckwith	Residence	Cross Gable	c.1925	NC
318 Beckwith	Residence Garage	Craftsman Front Gable	c.1929 c.1929	NC NC
322 Beckwith	Residence Garage	Craftsman Front Gable	c.1929 c.1929	C C
323 Beckwith	Residence Garage	Craftsman Side Gable	c.1929 c.1929	C C
330 Beckwith	Residence Garage	Craftsman Side Gable	c.1922 c.1922	NC C
333 Beckwith	Residence Garage	Craftsman Side Gable	c.1925 c.1925	C C
339 Beckwith	Residence Garage	Craftsman Side Gable	c.1932 c.1932	C C
340 Beckwith	Residence Garage Shed	Side Gable Front Gable Front Gable	c.1939 c.1939 c.1939	C C C
401 Beckwith	Residence Garage	Craftsman Front Gable	c.1935 c.1935	C C
402 Beckwith	Residence Garage	Craftsman Front Gable	c.1917 c.1917	C C



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410 Beckwith	Residence	Craftsman	c.1928	C
415 Beckwith	Residence Garage	Craftsman Side Gable	c.1930 c.1930	NC C
416 Beckwith	Residence Garage	Colonial Revival Flat	c.1934 c.1950	C NC
419 Beckwith	Residence Garage	Craftsman Front Gable	c.1927 c.1927	NC C
420 Beckwith	Residence Garage	Craftsman Side Gable	c.1912 c.1912	C C
427 Beckwith	Residence Garage	Craftsman Front Gable	c.1929 c.1929	NC C
434 Beckwith	Residence Garage	Craftsman Front Gable	c.1932 c.1932	C C
435 Beckwith	Residence Shed	Hipped Front Gable	c.1930 c.1980	C NC
439 Beckwith	Residence Garage	Craftsman Front Gable	c.1921 c.1921	NC C
440 Beckwith	Residence Garage	Craftsman Hipped	c.1921 c.1921	C C
500 Beckwith	Residence Garage	Craftsman Side Gable	c.1921 c.1921	C C
505 Beckwith	Residence Garage	Side Gable Side Gable	c.1934 c.1934	C C
506 Beckwith	Residence Garage Shed	Cross Gable Front Gable Flat	c.1938 c.1938 c.1970	C C NC
510 Beckwith	Residence Garage	Craftsman Front Gable	c.1921 c.1921	NC C
511 Beckwith	Residence Garage	Craftsman Side Gable	c.1921 c.1921	C C
514 Beckwith	Residence Garage	Craftsman Cross Gable	c.1921 c.1921	C C
517 Beckwith	Residence Shed	Craftsman Front Gable	c.1930 c.1930	NC C
525 Beckwith	Residence Garage	Craftsman Front Gable	c.1921 c.1921	C C
530 Beckwith	Residence Garage	Craftsman Front Gable	c.1921 c.1921	C C
533 Beckwith	Residence Garage	Craftsman Front Gable	c.1921 c.1921	C C
538 Beckwith	Residence Garage	Side Gable Hipped	c.1948 c.1948	NC NC

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541 Beckwith	Residence Garage	Craftsman Front Gable	c.1921 c.1921	C C
604 Gerald	Residence Garage	Side Gable Front Gable	c.1930 c.1930	C C
605 Gerald	Residence	Side Gable	c.1930	C
606 Gerald	Residence	Colonial Revival	c.1912	C
612-616 Gerald	Apartments	Flat	c.1935	C
615 Gerald	Residence Garage	Craftsman Side Gable	c.1936 c.1936	C C
620 Gerald	Duplex	Hipped	c.1986	NC
625 Gerald	Residence	Craftsman	1932	C
635 Gerald	Residence	Craftsman	1932	C
724 Gerald	Residence Garage	Modern Front Gable	c.1987 c.1987	NC NC
732 Gerald	Residence	Front Gable	c.1901	C
802 Gerald	Residence Garage	Queen Anne Front Gable	c.1893 c.1893	C C
812 Gerald	Residence Garage	Queen Anne Front Gable	c.1892 c.1892	C C
820 Gerald	Residence Garage	Queen Anne Front Gable	c.1905 c.1905	C C
1005 Gerald	Sorority	Neo-Classical	c.1903	P
1006 Gerald	Fraternity Shed	Front Gable Front gable	c.1920 c.1920	NC NC
1011 Gerald	Daycare center Shed	Hipped Front Gable	c.1908 c.1908	NC NC
1020 Gerald/ 220 Daly	Sorority Garage	Gable + Wing Gable + Wing	c.1955 c.1955	NC NC
1107 Gerald	Sorority	Flat	c.1945	NC
1110 Gerald	Fraternity Garage	Prairie Hipped	c.1910 c.1910	P C
1120 Gerald	Fraternity Shed	Dutch Colonial ½ Gable	c.1917 c.1980	NC NC
1205 Gerald	Residence	French Eclectic	c.1930	C
1231 Gerald	Residence Garage	Tudor Flat	c.1929 c.1929	C C
1232 Gerald	Residence Garage	Tudor Side Gable	c.1930 c.1930	C C
1305 Gerald	Residence	Italian Renaissance	c.1938	C
1310 Gerald	Apartments	Bungalow Tudor	c.1912	P

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1325 Gerald	Residence Garage	Italian Renaissance Hipped	c.1928 c.1928	P C
1330 Gerald	Residence Garage	Prairie Side Gable	c.1916 c.1916	P C
1400 Gerald	Church	Hip Shingle	c.1970	NC
1401 Gerald	Residence Garage	Front Gable Front Gable	c.1921 c.1921	P C
1409 Gerald	Residence Garage	Craftsman Front Gable	c.1934 c.1934	C C
1434 Gerald	Residence Garage	Tudor Front Gable	c.1936 c.1936	C C
1435 Gerald	Residence Garage	Craftsman Front Gable	c.1934 c.1934	P C
617 Ronald	Residence	Hipped	c.1910	C
619 Ronald	Residence	Hipped	c.1910	C
705-707 Ronald	Apartments	Side Gable	1969	NC
802-812 Ronald	Apartments Garage	Colonial English Flat	c.1940 c.1940	C C
813-815 Ronald	Duplex Garage Garage	Colonial Revival Front Gable Side Gable	c.1908 c.1908 c.1908	C C C
820 Ronald	Residence Garage	Craftsman Front gable	c.1928 c.1928	C C
825 Ronald	Residence	Craftsman	c.1928	C
828 Ronald	Residence Garage	Colonial Revival  Hipped	c.1920 c.1920	C C
910 Ronald	Residence	Spanish Eclectic	c.1938	NC
951 Ronald	Apartments	Flat	1966	NC
1106 Ronald	Residence	Craftsman	c.1910	C
1110 Ronald	Residence	Craftsman	c.1915	C
1229 Ronald	Residence	Tudor	c.1930	C
1420 Ronald	Residence	Colonial Revival	c.1925	C
700 Hilda	Apartments Garage	Flat Hipped	1956 c.1960	NC NC
720 Hilda	Residence	Craftsman	1929	NC
805 Hilda	Residence Shed	Queen Anne Front Gable	c.1912 c.1912	C C
811-813 Hilda	Duplex Garage	Colonial Revival Side Gable	c.1912 c.1912	C C

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816 Hilda	Residence Garage	Front Gable Hipped	c.1912 c.1912	C C
817 Hilda	Residence Shed	Queen Anne Front Gable	c.1912 c.1912	C C
820 Hilda	Residence Shed	Cross Gable Front Gable	c.1912 c.1912	C C
823 Hilda	Residence	Queen Anne	c.1912	C
1017 Hilda	Residence Garage	Side Gable Cross Gable	c.1921 c.1921	C C
1019 Hilda	Residence	Hipped	c.1930	NC
715 Helen	Residence Garage	Front Gable Front Gable	c.1938	NC C
921-923 Helen	Duplex Garage	Craftsman Front Gable	c.1925 c.1925	C C
1221-1223 Helen	Deli/bookstore/apar tments	Brick Veneer	c.1920	NC
1222 Helen	Residence	Cross Gable	c.1932	NC
1227 Helen	Barber Shop Shed	Side Gable Front Gable	c.1966 c.1970	NC NC
815 Arthur	Residence Shed	Craftsman Front Gable	1936 c.1936	NC C
821 Arthur	Residence Apartment	Craftsman Front Gable	1923 c.1930	C C
1101-1105 Arthur	Apartment/Garage	Hipped	c.1962	NC
1221 Arthur	Residence	Craftsman	c.1936	C
1327 Arthur	Apartments Garage	Spanish Eclectic Side Gable	1920 c.1920	C C
600 Higgins	Commercial	Flat	c.1926	NC
610-614 Higgins	Commercial	Brick	c.1929	NC
616-624 Higgins	Commercial	Flat	c.1917	NC
630 Higgins	Commercial	Brick	c.1952	NC
708 Higgins	Commercial	Brick, Flat	c.1942	NC
718 Higgins	Commercial	Stucco	c.1937	NC
730-742 Higgins	Commercial/ Apartments	Brick, Flat	c.1925	C
802 Higgins	Commercial	Shed Roof	c.1956	NC
812-814 Higgins	Commercial	Stucco, Flat	c.1956	NC
930 Higgins	School	Brick	c.1907	C

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1104 Higgins	Church/Church Office	Brick		c.1927	C
1130 Higgins	Residence	Queen Anne		c.1895	C
1402 Higgins	Residence	Modern		c.1960	NC
1406 Higgins	Residence	Modern		c.1960	NC

University Area Historic District  
Name of Property

Missoula County, Montana  
County and State

## 9. Major Bibliographic References

SEE CONTINUATION SHEET

### Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67) has been requested.  
☐ previously listed in the National Register  
☐ previously determined eligible by the National Register  
☐ designated a National Historic Landmark  
☐ recorded by Historic American Buildings Survey # \_\_\_\_\_  
☐ recorded by Historic American Engineering Record # \_\_\_\_\_

### Primary Location of Additional Data:

☒ State Historic Preservation Office  
☐ Other State agency  
☐ Federal agency  
☒ Local government  
☐ University  
☐ Other -- Specify Repository: \_\_\_\_\_

## 10. Geographical Data

Acreage of Property: 183.02 acres

UTM References:	Zone	Easting	Northing
A	12	12271610	5194403
B	12	12271990	5194404
C	12	12272008	5194331
D	12	12272278	5194337
E	12	12272183	5193351
F	12	12271560	5193330

Legal Location (Township, Range & Section(s)): SW and SE 1/4s of SW 1/4 Section 22, and NW 1/4 Section 27, Township 13 North, Range 19 West, M.P.M.

## Verbal Boundary Description

The University Area Historic District lies within the platted areas of Missoula's Montana Addition and Hammond Additions Number 1 and 2, and part of Hammond Addition Number 3. The proposed legal boundary for the district is as follows:

The point of beginning is the intersection of Higgins Avenue and South Fourth Street. From that point the boundary runs south along Higgins Avenue to the east-west alley between Beckwith and Evans Avenues; thence extends east along that alley to Arthur Avenue; thence north along Arthur Avenue to the east-west alley/irrigation ditch north of South Fifth Street; thence extends west along that alley to Ronald Avenue; thence north along Ronald Avenue to South Fourth Street; thence west along South Fourth Street to the point of beginning.

## Boundary Justification

The boundaries for the University Area Historic District were drawn to follow Higgins and Arthur Avenues, the main north-south thoroughfares that encompass the neighborhood lying in proximity to the University of Montana, and define its geographic association to the college campus. The neighborhood developed from the river on the north and extended south over time. The north-south boundaries encompass the cohesive 1887-1950 university neighborhood.

## 11. Form Prepared By

name/title: Allan Mathews, Historic Preservation Officer and Dagny Krigbaum, Consultant  
organization: Missoula Office of Planning and Grants date: April 2000  
street & number: 435 Ryman Street telephone: (406)523-4650  
city or town: Missoula state: MT zip code: 59802

## Property Owner

-- Multiple --

United States Department of the Interior  
National Park Service

# National Register of Historic Places

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### BIBLIOGRAPHICAL REFERENCES

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*The Flathead Indians.* University of Oklahoma Press; Norman, Oklahoma, 1974.

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*Views of Missoula: The University City.* Published by F.M. Ingalls; Missoula, Montana, 1905.

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*Missoula: The Town and The People.* Montana Magazine; Helena, Montana, 1987.

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### UNPUBLISHED SOURCES

Department of Commerce & Labor

*Thirteenth Census of The United States: 1910-Population.* Missoula, Montana.

Department of Commerce & Labor

*Fourteenth Census of The United States: 1920-Population.* Missoula, Montana.

Missoula County

*Montana Addition Plat, Subdivision Number 41:1890.*

National Park Service

*National Register Of Historic Places Nomination Form.* F.T Sterling House, Missoula, Montana.

National Park Service

*National Register Of Historic Places Nomination Form.* J.M. Keith House, Missoula, Montana.

National Park Service

*National Register Of Historic Places Nomination Form.* J.R. Toole House, Missoula, Montana.

National Park Service

*National Register Of Historic Places Nomination Form.* Thomas J. Christie House, Missoula, Montana.

### NEWSPAPERS

*Missoulian*

1903 Montana University Commencement Week Has Brilliant Finish. *Missoulian*, June 11:1.

*Missoulian*

1903 Fifth Street To Be Beautified. *Missoulian*, May 21:1.

*Missoulian*

1905 Daniel E. Bandman, Veteran Actor Dies. *Missoulian*, November, 24:1.

*Missoulian*

1908 Will Raise Endowment Fund For University Of Montana. *Missoulian*, November 15:1.

*Missoulian*

1911 More Than One Million Votes Are Cast In The *Missoulian's* Great Home Contest.  
*Missoulian*, May 7:4.

*Missoulian*

1911 Mr. and Mrs. Lusk Return Home. *Missoulian*, May 8:2.



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*Missoulian*

1911 Ten Reasons For Buying Daly's Addition Lots. *Missoulian*, May 17:6.

*Missoulian*

1911 The Big Contest. *Missoulian*, March 16:4.

*Missoulian*

1912 Missoula Homes are Real Homes and Beautiful. *Missoulian*, December 15:1,8.

*Missoulian*

1912 Missoula Women In Practice. *Missoulian*, December 15:8.

*Missoulian*

1913 Missoula's Permanent Street Improvements. *Missoulian*, June 15:3.

*Missoulian*

1915 Church Opens. *Missoulian*:8.

*Missoulian*

1915 Suffragists Are Active In Missoula. *Missoulian*, December 15:12.

*Missoulian*

1920 \$5,000 Damages Awarded Widow. *Missoulian*, February 28:2.

*Missoulian*

1920 H.O. Bell Heads Commerce Body. *Missoulian*, February 20:8.

*Missoulian*

1929 J.M. Keith Taken By Death. *Missoulian*, July 9:1.

*Missoulian*

1939 Former Mayor of City, William H. Beacom, Dies. *Missoulian*, September 28:1.

*Missoulian Sentinel*

1960 Streets Bear Names of Early Families. *Missoulian Sentinel*, July 27:Sec A-2.

*Missoulian*

1992 A.J. Gibson Legacy. *Missoulian*, July 5:1.

*Missoulian*

1999 Duvon-Nicholson Home. *Missoulian, Montana Designs Section*, April 18:15.

Picard, Ken

1999 Freddy's, Part Two. *Missoula Independent*, March 25:11.

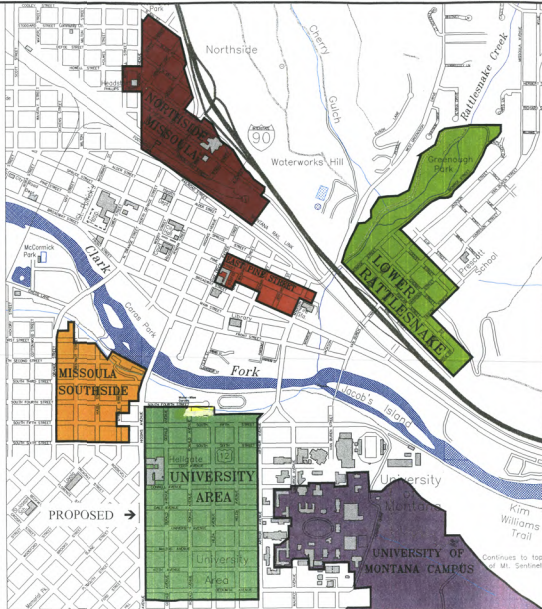
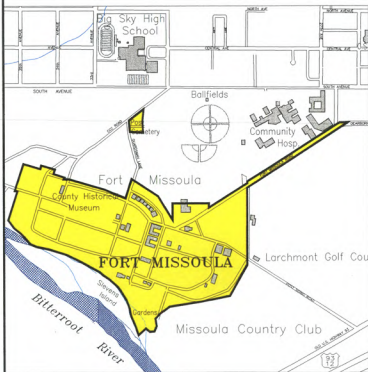
# MISSOULA'S NATIONAL REGISTER HISTORIC DISTRICTS

Scale: 1 inch = 1000 feet

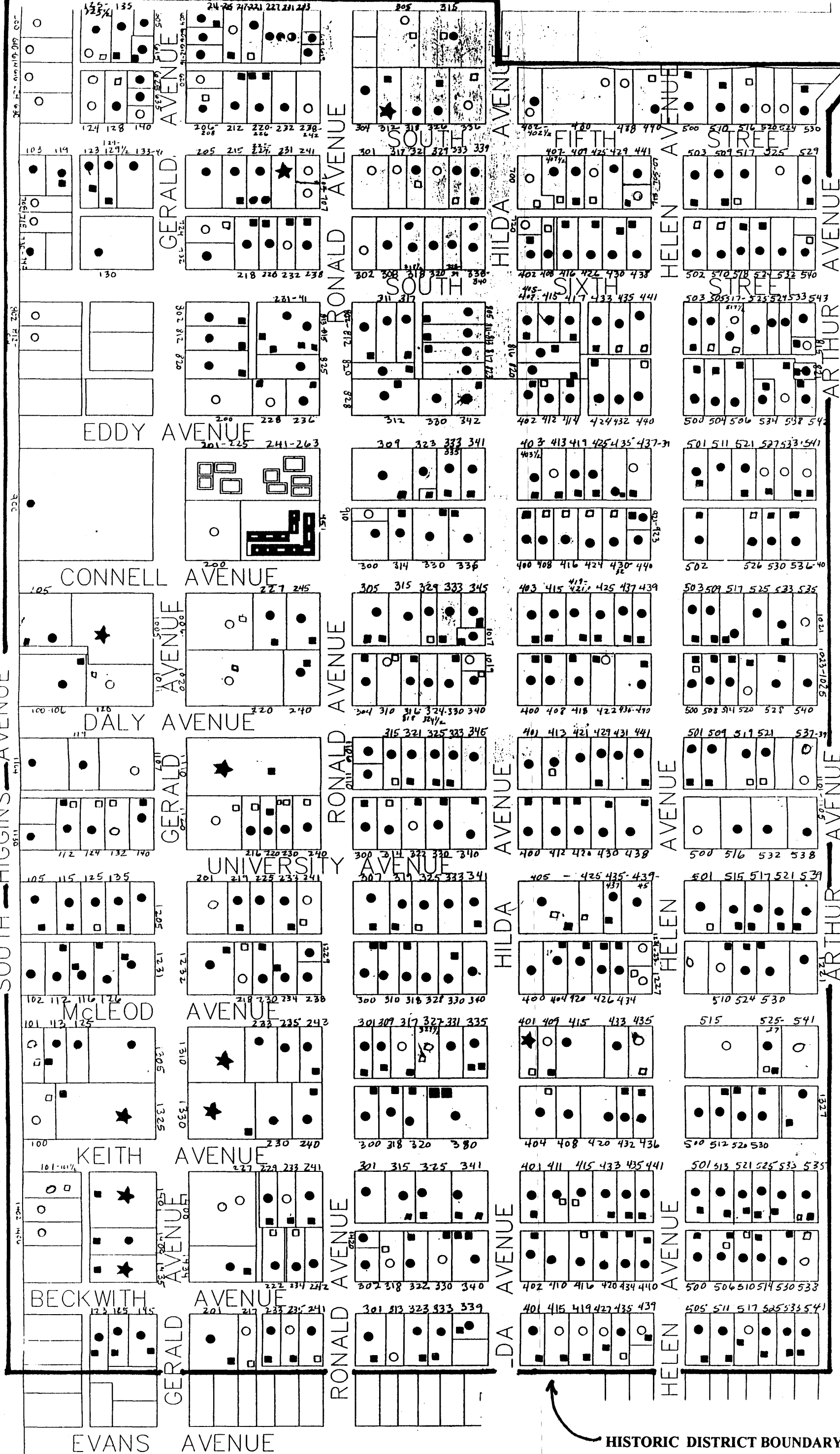


Sources: County Surveyors and  
Office of Planning & Grants  
Map by E. Benson, Feb. 25, 2009  
filename: PHISTDSTC.FLT

Office of  
Planning &  
Grants



SOUTH HIGGINS AVENUE



HISTORIC DISTRICT BOUNDARY

MAP KEY

- Contributing Main Building
- Non-Contributing Main Building
- Contributing Out-Building
- Non-Contributing Out-Building

UNIVERSITY AREA HISTORIC DISTRICT  
MISSOULA  
MISSOULA COUNTY  
MONTANA

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY University Area Historic District  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: MONTANA, Missoula

DATE RECEIVED: 1/17/06 DATE OF PENDING LIST:  
DATE OF 16TH DAY: DATE OF 45TH DAY: 3/02/06  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 00001523

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 3/2/06 DATE

ABSTRACT/SUMMARY COMMENTS:

*Additional Documentation Accepted*

RECOM./CRITERIA Accept

REVIEWER Edson Beall

DISCIPLINE History

TELEPHONE \_\_\_\_\_

DATE 3/2/06

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

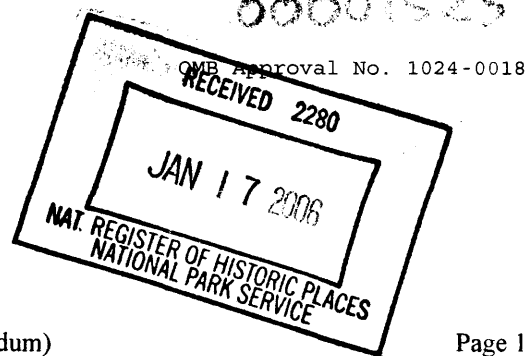
United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

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University Area Historic District (Addendum)

Page 1



This addendum is submitted to expand the documentation for the University Area Historic District (Missoula County, MT listed 12/13/200) to include more comprehensive information regarding the history and architectural significance of the Hardenburgh House. Missoula Architect H. E. Kirkemo designed the Hardenburgh House at 243 McLeod Avenue in 1936 for Kathleen and Floyd Hardenburgh. This addendum analyzes historical information on the following aspects of the house's history: the Hardenburgh family; development of the Hardenburgh property; H. E. Kirkemo's life and career; and architecture of the house.

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination    request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets    does not meet the National Register Criteria. I recommend that this property be considered significant    nationally X statewide X locally.

Signature of certifying official/Title

Date

Montana State Historic Preservation Office

State or Federal agency or bureau

(    See continuation sheet for additional comments.)

### 8. Statement of Significance

#### Hardenburgh Family<sup>1</sup>

Kathleen and Floyd Hardenburgh built the "Hardenburgh House" at 243 McLeod Avenue in Missoula in 1936. The Hardenburghs were a part of Missoula's business community for several decades and raised their children in the house. Through existing public records we can reconstruct the basic outlines of the family's life in Missoula.

According to his obituary, Floyd Hardenburgh was born in Sheffield, Pennsylvania, in 1885. Before he was ten years old, his family moved to Missoula. Floyd's father, Miles Hardenburgh, ran a men's clothing store on Higgins Ave in the early 1900s.<sup>2</sup> Floyd Hardenburgh attended the University of Montana (then called Montana State University), where he played on the football team and was a charter member of the Sigma Nu fraternity.

After graduating college in 1906, Hardenburgh worked in his father's store. Within a few years he purchased the J.J. Curran Sign Shop and set up his own business as a sign painter.

Hardenburgh lived at his family's home at 922 Woodford in Missoula until his first marriage in 1917. He married Eleanor Larson of Missoula at the Davenport Hotel in Spokane in October of that year. At this time, the couple moved into their own home at 238 S. Sixth in Missoula.

<sup>1</sup> Sources for Hardenburgh Family: R. L. Polk & Co. City Directories for Missoula, Montana, 1903-2005, various publication locations (hereafter Polk's City Directories); Polk's City Directories for Helena, Montana, 1903-1935; Polk's city Directories for Great Falls, Montana, 1927-37; Obituary of Kathleen Lyle Hardenburgh, *Missoulian*, n.d., 1978; Obituary of Floyd Hardenburgh, *Missoulian*, December 24, 1965; Vital Statistics Records, Missoula City-County Public Library Montana Room news clipping file; "Larson-Hardenburgh" wedding notice, *The Daily Missoulian* October 14, 1917; "Hardenburghs in Divorce Court," *The Daily Missoulian* May 4, 1920; *Missoulian* Society News February 10, 1929 (Lyle-Hardenburgh wedding notice). Newspapers and city directories as cited here are very useful sources in placing people in space and time, but it should be noted that they occasionally contain factual errors.

<sup>2</sup> The only mention of a Mrs. Hardenburgh is a "Christina," who appears with Miles Hardenburgh in a city directory in the 1940s. We do not have obituaries for Miles or Christina, or corroboration that Christina was Floyd's mother.

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National Park Service

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University Area Historic District (Addendum)

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The marriage was short. In less than three years, Mrs. Hardenburgh filed for divorce through the district court at Thompson Falls. There were apparently no children from this marriage. Hardenburgh remained single until his second marriage almost nine years later.

In the interim, Hardenburgh built up the business that began with the purchase of the Curran Sign Shop and stayed in the Hardenburgh family into the 1990s. In 1917, Hardenburgh had purchased another business—the Poster Advertising Company—from a R. R. Garver. For several years, the sign painting and poster advertising businesses operated out of the same address as Hardenburgh Signs and Hardenburgh Poster Advertising Co.

Miles Hardenburgh began working for, or with, his son in about 1917, and was associated with the businesses for about eleven years as an advertising agent. A 1922 ad for Hardenburgh Poster Advertising boasted that the company provided factory representatives “For Advertising Specialties of All Kinds: Calendars, Taylor Thermometers, Pencils, Yard Sticks, Balloons, Etc.,” as well as “Factory Quantity Signs of Metal, Cardboard, Paper, Felt, Etc.”

In about 1928 Hardenburgh opened a branch in Great Falls called “Hardenburgh Outdoor Signs/Painted Outdoor Advertising.” For at least six years the business operated under the direction of a local manager. Sometime after 1934, it apparently closed, because it disappeared from city listings in Great Falls.

In February 1929, Floyd Hardenburgh married Kathleen Lyle of Helena. She was the daughter of Andrew and Elizabeth Lyle of that city. Andrew Lyle held a variety of occupations, including mining in the early part of the century. By the early 1930s he was listed in Helena city directories as an “engineer” at the Consistory Shrine Temple. After graduating from Western Montana College at Dillon, Kathleen Lyle taught grade school in Helena, Spokane and eventually Missoula. Hardenburgh and Lyle married in Spokane, and the new couple initially lived at 1420 Maurice Avenue in Missoula.

In 1935 Kathleen Hardenburgh purchased a parcel of land on McLeod Avenue and the Hardenburghs contracted with H. E. Kirkemo to build a house (see Development of Hardenburgh Property). The couple by this time had two children, John (b. 1930), and Marilyn (b. 1934).

About the same time, Floyd Hardenburgh began using the single name “Hardenburgh Outdoor Advertising” for all his business enterprises. The company changed offices frequently over the next couple of decades, including locations on Main, Front, Brooks, and Mullan Road.

By the mid-1950s, the Hardenburghs’ son John had joined the family business in some managerial or partnership capacity. Floyd Hardenburgh retired in 1963 and died in 1965; at some time in this period, ownership of the company transferred to John. Daughter Marilyn eventually married and moved out of state.

For about fifteen years between the late 1960s and early 1980s, John Hardenburgh owned the business but left management of it to a Ron Fernelius. Eventually, some of John’s children would also be associated with the business. John Hardenburgh sold it to Ron Fernelius in the early 1990s. It is now called Twentieth Century Plastics and is still operating at 2221 S. 3<sup>rd</sup> W. in Missoula, apparently under new ownership.

Kathleen Hardenburgh sold the Hardenburgh House in 1977 and died the following year.

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National Park Service

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## Development of Hardenburgh Property<sup>3</sup>

The Hardenburgh House is situated in Block 26, Hammond Addition #3 in Missoula's University Historic District. The neighborhood was born out of the rivalry between two of its founding businessmen, C. P. Higgins and A. B. Hammond, during the heyday of Missoula's growth as a trading center in the 1880s. At the time, the land across the Clark Fork River south of the Missoula townsite was generally considered too remote to have any development value. But C. P. Higgins thought the town would expand south, and in 1882 he bought a large section of land in what is known as the Montana Addition.

A. B. Hammond formed the South Missoula Land Company in 1887 with partners E. L. Bonner and Richard Eddy. In 1889 the company acquired what would become the Hammond Addition south of the Higgins holdings. The addition was surveyed, subdivided and platted in 1909.

The following year, Frederick T. Sterling purchased two lots in Block 26 of the Hammond Addition #3. At the time blocks were divided into four lots, so Sterling purchased the north half of the block. Sterling had been in Montana since 1883 and by 1906 was vice-president of A. B. Hammond's corporation, Eddy, Hammond and Company (precursor to the Missoula Mercantile Company), and president and part owner of the Western Montana National Bank.

A. B. Hammond and his partners wanted to attract a certain affluent customer to the Hammond Addition. According to the National Register nomination for the University Historic District, they advertised the Addition as "The Choice Residence Section of Missoula," and required a "minimum building clause" of \$3000. The warranty deed to F. T. Sterling stipulated that a house must be built on the property within ten years, must cost at least \$6000, and must face west. Sterling hired A. J. Gibson to build the large two-story bungalow at 1310 Gerald, and it met all these requirements.

Frederick Sterling died in 1933 and left his estate in a trust for his four children. After the property was appraised, the executors decided to sell it. In 1934 Robert and Verda Hemgren purchased the house and property, and the next year they sold a piece of Lot 2 to Kathleen Hardenburgh. This parcel is described as follows:

*That certain piece, parcel or lot of land being the east 60 ft. of Lot 2, in Block 26 of Hammond Addition #3 to the city of Missoula, Montana, according to the official plat; said above parcel of land having a frontage of 60 ft. along and fronting McLeod Avenue, and extending from McLeod Avenue in a southerly direction and abutting the west line of Ronald Avenue through the entire north and south width of said Lot 2.*

In 1936 Kathleen and Floyd Hardenburgh took out a \$7,500 mortgage on the property, and commissioned H. E. Kirkemo to design a house. The deed to the land remained in Kathleen Hardenburgh's name until 1969, when she transferred it to Harwin Co., a partnership of her children, John H. Hardenburgh, and Marilyn Hardenburgh Winningham.

<sup>3</sup> Sources for Development of Hardenburgh Property: U.S. Department of Interior, National Park Service, National Register of Historic Places Inventory-Nomination Form for University Historic District, Missoula, Montana; Missoula County Recorder, Abstract of Title and succeeding documents, including these cited: Last will and testament of Frederick T. Sterling, filed January 23, 1934; Order Admitting Will to Probate and Appointing Executor, filed March 6, 1934; Executors Deed, John W. Sterling and W. L. Murphy, Executors of the Last Will of Frederick T. Sterling, deceased, filed May 18, 1934; Warranty Deed, Robert Hemgren and Verda M. Hemgren, husband and wife, to Kathleen Hardenburgh, filed March 11, 1936; Affidavit by William L. Murphy, filed June 13 1936; Mortgage, Kathleen Hardenburgh and Floyd J. Hardenburgh to Investors Syndicate, a Minnesota Corporation, filed June 24, 1936; Deed, Kathleen Hardenburgh, to Harwin Co., a Co-partnership consisting of John M. Hardenburgh and Marilyn Winningham, filed January 2, 1969; Warranty Deed, Harwin Co. to Mary Ella Fisher, filed Sept. 15, 1977; Warranty Deed, Mary Ella Fisher to David G. Ratigan and Jean M. Ratigan, filed Sept. 12, 1978; Warranty Deed, Jean M. Ratigan to Carla E. Davis and Brent A. Campbell, filed July 31, 1997; W. P. Fuller & Co., vs. Verda and Robert Hemgren, Mechanic's Lien, filed June 14, 1937.

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The contractor for the Hardenburgh House is unidentified. It was common for houses of that period to have no building permits in Missoula County, and a thorough search at the Missoula County Building Permits and Inspection office yielded no records associated with this address. A 1937 mechanic's lien in the abstract of title names F. J. Cyr as a contractor of a building owned by Vera and Robert Hemgren. However, the Hemgrens owned the Sterling house, not the Hardenburgh house, so the building Cyr built must be the Sterling property. The lien apparently was mistakenly included in the abstract of title for 243 McLeod.

Mrs. Hardenburgh had moved out of the house by 1977 when Mary Ella Fisher purchased it from the Harwin Company (Mrs. Hardenburgh died the next year). Fisher sold it to David and Jean Ratigan the in 1978, and Mrs. Ratigan owned the house until 1997.

## H. E. Kirkemo's Career and Family<sup>4</sup>

H. E. Kirkemo is remembered as the heir to the A. J. Gibson lineage of architects and recognized as one of Missoula's premier designers of public and residential buildings in the mid-twentieth century. In his career of over forty years, Kirkemo designed more than 250 buildings in western Montana and northern Idaho. Some highlights include:

- Co-designing the Smead/Simons (Wilma) Building in Missoula
- Designing the Marcus Daly Memorial Hospital in Hamilton
- Pioneering new construction techniques on Roosevelt School in Missoula

## *Early Beginnings<sup>5</sup>*

H. Elmer "Kirk" Kirkemo was born in about 1892. We do not have records documenting where he was born, though it may have been around Minneapolis, where he worked as a young man. Nor do we know where he received his architectural education. According to Kirkemo himself, he was "formally trained" at a time when many untrained people were calling themselves architects.

According to Lillian Fellows Kirkemo, Kirk began working in Minneapolis for an engraving and printing firm in the early 1910s. This job propelled him to an affiliated firm in Washington, D.C., where he worked on stairs and elevator shafts in large public buildings in the capitol area.

After a few years' work in Fargo, North Dakota, Kirkemo made his way to Montana. By 1919, he was employed with Great Falls architect George Shanley. Shanley was responsible for many prominent Great Falls buildings, including the First National Bank, the Ursuline Academy, the Cascade County Jail, and several hotels.

Kirkemo's term in Great Falls was short; in 1920 he left to work as a draftsman for the firm begun by A. J. Gibson in Missoula. Gibson was arguably Missoula's best-known architect, leaving his artistic impression all over western Montana in the late 1800s and early 1900s. Gibson retired in 1909, and by the time Kirkemo came to Missoula, the practice had passed to his draftsman, Ole Bakke.

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<sup>4</sup> Much of the information about Kirkemo's life and career comes from informal joint interviews with H. E. and Lillian Kirkemo done by Mrs. Mary Staninger of Missoula between 1985-7. Mrs. Staninger interviewed the Kirkemos in the course of acquiring photos and records for the Toole Archives at the University of Montana. H. E. Kirkemo did one radio interview in 1986 that was recorded and transcribed, but the rest of these communications were documented only in Mrs. Staninger's notes, which remain in her possession. The interviews provide irreplaceable documentation of this part of Missoula's architectural history.

<sup>5</sup> Sources for Kirkemo Early Beginnings: H. E. Kirkemo and Lillian Fellows Kirkemo, Interviews and personal communication with Mary Staninger, 1985-7, various locations in Missoula (hereafter Staninger Interviews); H. E. Kirkemo, Radio Interview with Monte Turner, Mary Staninger, and Dale Johnson, KYSS Radio Station, Missoula, September 23, 1986 (hereafter Kirkemo Radio Interview); Lillian Fellows Kirkemo, Oral History Interview with Diane Sands, August 31, 1987, untranscribed tape at Montana Historical Society (MHS) Library (hereafter Lillian Kirkemo Interview); Polk's City Directories for Great Falls, Montana, 1918-20.



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## *The Wilma Building<sup>6</sup>*

By all accounts, Kirkemo came to Missoula to assist Bakke on the Smead/Simons ("Wilma") Building—one of the most significant structures associated with Kirkemo's name. The records vary as to how much influence Kirkemo and Bakke had on the finished product, but provide these clues:

- The original plans for the Wilma Building are drawn in two different hands. The earliest pages, showing exterior elevations, plumbing and heating plans, and an initial plan for theater seating, are dated January 1920. By May 1920 someone other than the original draftsman was drawing them, in a style consistent with later plans of Kirkemo's. All the 1920 plans for the Wilma are signed "Ole Bakke."
- The National Register nomination form for the Wilma lists Kirkemo first and Bakke second as the architects. A historian from outside Montana prepared the form and used oral testimony from Kirkemo as a primary source.
- Interviewed a year before his death, an aging Kirkemo said Bakke was Gibson's draftsman and was not formally trained. He said the firm had hired an unnamed architect to start the Wilma Building, but that there were so many problems with the plan that this architect was fired and Kirkemo brought in to work out the bugs. This third architect does not appear in any other records consulted for this study.
- H. E. and Lillian Kirkemo both reported to Mary Staninger that he designed the ornate decoration in the theater. Plans for this interior are done in a style consistent with his work. According to Kirkemo:

*Mrs. [Wilma] Simons' husband Billy Simons and Major Smead were the ones that put up the money. Mrs. Simons was quite a singer in her day...She insisted she wanted a lot of ornamentation in the theater. So I was busy making drawings of ornamental plaster to stick up on the walls, and around that proscenium arch....*

All this information corroborates the generally accepted understanding that Kirkemo was one of the architects on the Wilma Building; but whether he could be called the primary designer is likely a matter of interpretation.

## *Family Life<sup>7</sup>*

Shortly after arriving in Missoula, and simultaneous to the Wilma project, Kirkemo began working on another downtown theater: the Rialto, across Front Street from the Missoula Mercantile. Kirkemo said that he "built" the theater, though at the time he was still officially working for Ole Bakke. The theater does not appear on Kirkemo's personal project ledger.

At the Rialto, Kirkemo made the acquaintance of a young woman named Lillian Fellows. She was born in Vermilion, South Dakota in 1898 and came to Montana with her family as a child. Her father worked as a miner and farmer in the stateline area of far western Montana. After graduating high school in Plains, Lillian attended the Blair Business College in Spokane. When her brother went to fight in World War I, she came back to Montana to take over a job he left in St. Ignatius. She also worked at an office job in Portland, where she celebrated Armistice Day.

<sup>6</sup>Gibson/Bakke/Kirkemo Collection of Architectural Drawings, Toole Archives (hereafter GBK Drawings); U.S. Department of Interior, National Park Service, National Register of Historic Places Inventory-Nomination Form for Smead/Simons Building, Missoula, Montana; Kirkemo Radio Interview; Staninger Interviews.

<sup>7</sup>Sources for Family Life: Kirkemo Radio Interview; Staninger Interviews; "Miss Fellows is Rialto Cashier," undated news article, unidentified publication, in H. E. Kirkemo Collection of unprocessed materials, Toole Archives (hereafter Kirkemo Collection); Lillian Kirkemo Interview; Lillian Kirkemo, personal remembrances typed on copy of Wilma Building apartment plan, Kirkemo Collection; Lillian Kirkemo, personal remembrances written on unidentified news article about Wallace, Idaho, Kirkemo Collection; Obituary of Lillian Kirkemo, *Missoulian*, April 3, 1990; Mea Andrews, "H. E. Kirkemo," *Missoulian*, March 29, 1987—article on Kirkemo's life and work published shortly after his death.

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In late 1920, Lillian Fellows relocated to Missoula. She enrolled in classes at the university and found work at the Rialto Theater as a cashier. According to Kirkemo, Lillian was the star of the show at the theater: "...always had a big smile for everyone, she was the center of the picture." The two were married the next summer, in July 1921.

The Kirkemos' first home was a corner apartment that Kirk designed on the top floor of the Wilma Building. The apartment was a glorified efficiency—a living room with a tiny kitchen, bath, and Murphy bed closet. Lillian Kirkemo said in later years that, although the apartment seemed swanky and plush at the time—it had a real icebox—when they visited it sixty years later they wondered "how they ever managed."

In 1922 the Kirkemos bought land south of Missoula on the corner of Plymouth and Beckwith. Kirk designed a small house there, which is still standing at 501 Plymouth, though significantly altered.

While they were living in the house on Plymouth, Kirkemo expanded his business to Wallace, Idaho. Lillian Kirkemo said she used to make the trip there with Kirk, traveling by Northern Pacific Railroad or a daylong trip on dirt roads in a Model T Ford. It was also during this time that the Kirkemos' only child, James Wallace, was born. Lillian explained the connection between Wallace, Idaho, and his name:

Jim was born Sept. 25, 1927, and named *James Richard*. At that time his dad had a great deal of work in Wallace. Ellis Hale, a millionaire with a fourth-grade education, and Sarah Gearon (who became Jim's godmother), insisted they "paid" for Jim and that he had to be named "Wallace."

Lillian also told about making patterns for clothing for James—using original linen building plans drawn by A. J. Gibson and inherited by Kirkemo.

The Kirkemos planned to live in the "doll house" on Plymouth for just a few years, but the Depression came and they remained for fourteen. By 1936 the house felt much too small, and Kirk designed another house that is still standing at 1620 Hilda Ave. Showing a penchant for east-facing windows, Kirk said that he "wanted the front facing Bonner Park where I wouldn't be looking into someone's house. One window in the living room faced the west, the rest of them were all east. I wanted that morning sunshine..."<sup>8</sup>

Lillian began the first Cub Scouts organization in Missoula, and recalled that their basement recreation room in the house on Hilda was a favorite with James' neighborhood friends. During World War II, Lillian became very involved as a volunteer with the Red Cross.

Probably around 1948, James went to study architecture at the University of Michigan. When he returned he began work as a draftsman in his father's firm. Lillian recounted that James left Montana in the late 1970s to work for an international architecture firm designing large public and commercial buildings overseas.

H. E. and Lillian Kirkemo moved to the Lynnwood Apartments in the 1960s. They were among the first residents of the apartments, and this was their last home. H. E. Kirkemo died in 1987, and Lillian died three years later.

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<sup>8</sup> The National Register listing for the University District in Missoula notes that in the early 20<sup>th</sup> century, there was a pattern of prominent architects, carpenters and contractors building their own homes in the neighborhood.

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## *Kirkemo's Architectural Career<sup>9</sup>*

H. E. Kirkemo received his first Montana architect's license in 1923 while he was still associated with Ole Bakke. Sometime between 1920, when Kirkemo came to Missoula, and 1925, the Gibson/Bakke practice transferred to H. E. Kirkemo. In 1922 Kirkemo was still working with Bakke in the old Gibson office in the Gibson Block at 304 N. Higgins. By this time, though, he had started keeping a ledger of projects he identified as his own (a copy of the ledger is attached).

While Bakke had presented himself to the town as Gibson's successor, by 1925 he had moved to another office and dropped this tagline from his business listing. For the first time, the city directory of that year lists Kirkemo practicing at Gibson's old office without Bakke. Most interesting, though, Gibson himself is also listed—this year only—as an architect at the same address. This is noteworthy because he had been identified as retired since 1909.

Coming from city directories (prepared by commercial interests for commercial use) this data alone does not support any hard conclusions—and the listing of Gibson as a practicing architect fourteen years after his announced retirement may be sheer error. Yet these 1925 do lend credence to anecdotal reports that Bakke and Kirkemo split at some point with Kirkemo gaining Gibson's endorsement.

Kirkemo never claimed to be Gibson's successor, but the two were well acquainted at the very least; Gibson was apparently a frequent presence in the office until his death. In fact, he was in the office the night of the accident that claimed his life, according to this account by Kirkemo:

*It was New Year's Eve, and he [Gibson] came into the drafting room. He says, "Kirk, I'm going out to the flower shop and get some flowers, then I'm going to stop at the house and pick up [Gibson's wife] Maudie. Come on, jump in the car and go with me."*

*Well, he'd just bought himself a brand new Franklin, wooden frame. He wanted me to ride, but I said, "No, I'm going out to dinner tonight, and I want to walk home and get some air before I go." So, I walked home. No more got in the house, and the telephone rang. I was carrying [son] Jim in my arms. So I ran over, answered the phone, I sat Jimmy down on the floor. Frank Campbell had called me, he says, "Do you know that Mr. and Mrs. Gibson were just killed in a train wreck?"*

*He wanted me to go, but I didn't go, and had I been in the car, I might have heard the train coming, I don't know. But the windows were frosted up, and everybody jabbering in there. So I walked home, and the train hit that car and just smashed it all to pieces.*

Kirkemo maintained his practice in Gibson's office for thirty years.<sup>10</sup> He approached the business pragmatically, favoring lucrative commercial buildings over residences. Yet his artistry and gift for design were apparent from the beginning. The Kirkemo collection of documents at the University of Montana contains many letters acclaiming the usability, appropriateness, and beauty of his designs from satisfied customers. Even if these letters represent only those that Kirkemo chose to save, their number and content are significant.

<sup>9</sup> Sources for Kirkemo's Architectural Career: Vertical file, "Architects and Architecture," MHS Library; MT Board of Architects License Registers 1917-49 and 1958-69, MHS Library; Polk's City Directories for Missoula, Montana, 1903-1978; Kirkemo Radio Interview; Andrews, "H. E. Kirkemo," "Marcus Daly Memorial Hospital," *Pacific Builder and Engineer* (Nov. 21, 1931), p. 10-12; H. E. Kirkemo Project Ledger, Toole Archives (hereafter Kirkemo Ledger); Staninger Interviews; Roscoe Laing, "Lift-Slab Makes Its Debut on Missoula Project," *Construction News Bulletin* 59:29 (Sept. 19, 1953), p. 4-9; Prof. Rafael Chacon, architectural assessment of Hardenburgh House, Dec. 15, 2004 (hereafter HH Assessment). The two professional journal articles are among documents donated to the Toole Archives by H. E. and Lillian Kirkemo.

<sup>10</sup> The Gibson block changed names several times over this period.

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One of Kirkemo's fans was Mrs. Marcus Daly, widow of the late mining baron of Anaconda fame, who continued summering in Hamilton after his death. In 1929 or 1930, Mrs. Daly hired Kirkemo to design a hospital in her husband's memory at Hamilton. Upon its completion, *Pacific Builder and Engineer* magazine ran an article on the hospital, noting its siting that "affords the greatest possible majority of patients' rooms and wards eastern exposure." The author went on to call its architecture "a well balanced compromise between utility and beauty."

One of the architect's first challenges on the hospital was water four feet below the surface of the building site. Putting a basement in such land was prohibitively expensive, so Kirkemo redesigned the front entrance to accommodate a large staircase—which, he later recalled, "broke my heart."

But Mrs. Daly was pleased with the big steps, and over the course of the construction she and Kirkemo became friends. He recounted this incident with his client:

*We were sitting out on the porch one day, big veranda, railing out in front, she happened to walk out to that. Here comes young Mark Daly on a pinto pony. He ran across the yard, and she said, "Get that damn pony out of the yard, will you, you're tearing up the yard." So, that settled that, he got out of there.*

*When she was up there against that balcony rail, she kicked up a bunch of bees. They started swarming all over her, and I took off my coat and threw it over her and said, "Come on, get inside, quick." So I led her inside and got her to sit down and shake the bees off her.*

Kirkemo said Mrs. Daly wrote him from New York many years after the hospital was completed, saying that of all the small hospitals she had seen, none compared to the Marcus Daly for design and beauty. The hospital is now listed on the National Register of Historic Places.

Kirkemo designed many other hospitals and health care facilities. In Missoula these included the Thornton Hospital,<sup>11</sup> located where today's public library is situated; extensive additions to the old St. Patrick's Hospital, as well as a nursing school (no longer standing), nurses' home and laundry there; and the Western Montana Clinic at its old location across Broadway from St. Patrick's.<sup>12</sup>

Among public buildings, he also designed the Polson Post Office, the Missoula County Poor Farm, a fish hatchery, and several structures at the University of Montana, including the Forestry School and the Women's Residence Hall. He built five churches, including two still standing in Missoula: United Church of Christ (University Congregational) on University Avenue and St. Paul's Lutheran Church on Brooks.<sup>13</sup> He also designed the St. Alphonsus Catholic Church in Wallace, Idaho, and Stevensville Federated Church, remodeled from a school.

Kirkemo's strongest legacy in public buildings may be schools in Missoula and western Montana. In all, he designed over thirty elementary and high schools, as well as numerous gymnasiums and modifications to existing structures.

Missoula's original schools in particular bear Kirkemo's artistic handprint.<sup>14</sup> In 1931 he remodeled Missoula County High School (now Hellgate High) after a fire, and later made several additions and modifications to it. Many elementary schools were built on Kirkemo designs, including Paxson, Hawthorne, Washington, Jefferson, Roosevelt and Lewis and Clark.

<sup>11</sup> Possibly worked with Ole Bakke on this project, though Kirk said in his 1986 radio interview that he "built" the hospital. It was in 1923, the year Kirk was licensed while still working with Bakke, but appears in Kirk's own ledger.

<sup>12</sup> Elsewhere, he designed hospitals in Mineral, Sanders, and Powell counties, Montana; and Salmon, Idaho.

<sup>13</sup> A third Missoula church was for the Baptist congregation and apparently is no longer standing.

<sup>14</sup> Other towns where Kirkemo built or added on to schools include Pablo, Arlee, St. Ignatius, Ronan, Hot Springs, St. Regis, Corvallis, Stevensville, Noxon, Thompson Falls, Plains, Camas Prairie, Clinton, Polson, Frenchtown, and Moiese. This is probably not a complete list, and goes only up to 1953, about the time that James Kirkemo joined the practice. Taken from Kirkemo's ledger and Staninger Interviews.

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Kirkemo made news with the construction of Roosevelt School in 1953 utilizing a new "lift slab" method, in which a hydraulic jack made possible lifting enormous concrete floor slabs (see enclosed article for details). Kirkemo said that in 1953 his son James was still in architectural school in Michigan and tipped off his father to the new technique. Kirk thought it might save time and money for the school district, and it did. Roosevelt School was the first building west of the Mississippi built with the lift slab method; and the following year it was used again in construction of Lewis and Clark School.

At least a hundred commercial buildings in Missoula, Wallace, Hamilton, Plains, and elsewhere also show the Kirkemo artistry and practicality. In Missoula, of course, the best known is the Wilma Building. Others include:

- Missoula County Fairgrounds grandstand
- Marsh and Powell Mortuary (now Livingston Malletta on Spruce Street)
- Tremper's Shopping Center
- Missoula Brewing Company and Bottling House
- Original KGVO Radio Broadcasting Building
- Remodeled Greenough Mansion after it was moved to the South Hills
- Remodel of Missoula Country Club (pro-bono)

Of the twelve service stations Kirkemo built, the best known in Missoula is certainly the Art Deco landmark Zip Auto at 300 W. Main. Kirkemo also designed many commercial buildings outside Missoula in Hamilton, Plains, Wallace, Coeur d'Alene, and other towns.

As for residential properties, Kirkemo designed more than seventy private residences and a handful of apartment buildings. In Missoula, he designed between 35-40 homes, mostly but not only in the University District. For one of these, the Irvine Bennett house at 1639 Mansfield, Kirkemo won a Good Housekeeping Magazine design award for best remodel.<sup>15</sup> (Please see attached table.)

After college, James Kirkemo joined his father's practice in the early 1950s as a draftsman. By 1956 both Kirkemos were using the business name H. E. Kirkemo and Associates; and had moved out of the Gibson Block office into spaces in the Masonic Temple. James received his Montana architect's licensing a few years after this, and by the early 1960s James' name began appearing with his father's as H. E. and J. W. Kirkemo and Associates.

Kirk's name was associated with the firm until the early 1970s, by which time he was well over eighty. It is unclear at what point he actually stopped designing. A thorough analysis of plans in the Toole Archives would shed light on this. James left Missoula sometime in the 1970s to work for an international firm.

Over his long career Kirkemo saw many changes in the design and architecture world, and his work shows a flexibility and range of styles consistent with these changes. Professor Rafael Chacon of the University of Montana has summarized Kirkemo's importance in the architectural history of Missoula this way: "he was the local architect who most clearly made the transition from the "Revival" styles early in the century to the Modernism of the post war period."<sup>16</sup>

<sup>15</sup> We are fortunate that the Kirkemos donated a collection of materials associated with Kirk's practice to the Toole Archives at the University of Montana. The collection includes dozens of photographs—many by prominent Missoula photographer R. H. McKay—along with Kirk's original ledger book, which contains a nearly complete list of his projects.

<sup>16</sup> Personal communications, Rafael Chacon with Barbara Behan, January 24, 2005.

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### Architectural Style of Hardenburgh House<sup>17</sup>

Prof. Rafael Chacon (Dept of Fine Arts, The University of Montana, Missoula) carried out an architectural survey of the Hardenburgh House in December 2004 (transcript enclosed). According to Prof. Chacon, the house is a basically a Tudor Revival design with these fine points:

The general style is Tudor Revival, with plenty of the asymmetrical color that one would expect with Tudor Revival. It's not overtly Tudor in the sense that you don't have plaster and half-timbering. It's a modernized Tudor. Once you see what's happening on the interior, you realize that this family didn't want their house to look too old-fashioned. And what ... [Kirkemo] gave them was something that looked traditional, for this neighborhood, but has a lot of modern, clean lines to it.<sup>18</sup>

The Tudor Revival was one of several popular "Revival" styles that architects, including Gibson and Bakke, began using after the turn of the century nationwide and in Missoula's University District. According to Prof. Chacon, the Hardenburgh House shows characteristics of a subset of the Tudor Revival Style known as the "Cotswold Cottage." This design pattern was especially popular in the 1920s and 1930s in the United States, and was based on picturesque cottages built for centuries in the Cotswold region of England.

Tudor/Cotswold features in the Hardenburgh House include asymmetrical facades, an irregular roofline, intersecting ridgelines, brick siding, and upper rooms with sloping walls and dormers. The asymmetry of the Tudor tradition is also well suited to the house's placement on a corner. The house is L-shaped with two primary facades facing east and north.

Thus, Kirkemo roughed in the broad strokes of the design in Tudor Revival/Cotswold Cottage; but he exercised his creativity with details from the past as well as some anticipating Modernism. For instance, the exterior Tudor elements are clean and executed with less detailing than they might have been ten or twenty years earlier. Inside, the original fireplace contains Art Deco vent grilles, Craftsman-style timework, and a mantel and façade molding in the neoclassical tradition. The dormers in an upstairs bedroom are in an Art Deco shape. The railing on the central stairway appears to be an entirely original design, a hybrid not easily ascribed to any particular stylistic tradition. The extensive use of built-in cabinets and storage is characteristic of earlier Gibson and Bakke designs.

Kirkemo also exercised a modernistic use of space with the first-floor living and dining rooms, which are larger than in many other houses of the same period. The first-floor kitchen, and private spaces on the second floor, are more conventionally small. Prof. Chacon surmises that the living and dining areas were meant mostly as public spaces, and designed to convey a sense of affluence.

The Hardenburgh house has an uncommon, original divided basement, including a "recreation room;" this would be consistent with the sense of family life occurring out of public view. H. E. and Lillian Kirkemo said their own house at 1620 Hilda had the first basement "rec" room in Missoula; if it was literally the first, it wasn't by much, as both the Hardenburgh and Kirkemo houses were built in 1936.

The Hardenburgh House displays an intelligent blend of form, function and beauty that is characteristic of other designs by H. E. Kirkemo, and stands as testimony to his importance in the architectural history of Missoula.

<sup>17</sup>Sources for Architectural Description: Chacon, HH Assessment; Personal communications, Rafael Chacon with Barbara Behan, January 24, 2005; Lillian Kirkemo Interview.

<sup>18</sup>Personal communications, Rafael Chacon with Barbara Behan, January 24, 2005.

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## Homes in Missoula Attributed to H. E. Kirkemo

Year	Name	Address
1922	Joseph Hagen	1434 Gerald
1922	L. J. Lembke	517 University
1922	Robert Owens	234 McLeod
1924	Lucille Brown	Possibly 325 University? L. Walker Brown (student) there in 1925.
1926	L.W. Oberhouser	403 Eddy
1927	Jim Bachman	300 Connell, at Ronald. A Julius Bachman is listed here; assume is the same person.
1928	Irvin Kohn	1231 Gerald Ave.
1929	Charles Donovan	401 Keith. May have been moved to South Side of Evans between Gerald and Ronald for construction of Christ the King Church.
1931	Wirth	1205 Gerald, at University
1931	Charles Martinson	707 E. Front, at Monroe
1932	Monroe Wallace	207 Beckwith, at Gerald
1933	Holy Spirit Parish House	130 S. 6 <sup>th</sup> E., at Higgins.
1933	Irvine Bennett	1639 Helena Ave, now called Mansfield.
1935	John Shaw	Probably 445 Hastings
1935	Floyd Hardenburgh	243 McLeod
1935	George Duvall	Grove St., Orchard Homes
1936	F. J. Stillings	Probably 105 Mount, at Higgins
1936	Ed Polleys	667 E. Beckwith
1936	[Frank] Moore	Possibly Donald Moore, at 718 Hastings. No Frank Moore corroborates.
1936	J. Caras	S. 3 <sup>rd</sup> W.
1937	L. W. McCarthy	Possibly was Jack McCarthy at 829 Gerald
1937	Jim Murphy	239 McLeod
1937	John Davis	Unk.
1937	Meredith Hesdorffer	230 Keith
1938	George Keller	430 University
1957	Bohrer	Unk.
1957	Edward Murphy	W. Greenough Dr.
1961	Crisman	Pattee Canyon
Unk.	Ray Small	Beverly
Unk.	Marcus Daly III	Unk.
Unk.	Dr. Preston	Probably on Hilda

Table was compiled using H. E. Kirkemo's ledger, Staninger Interviews, online catalog listing for the GBK Drawings, and Polk's City Directories for Missoula, Montana. Street numbers are those assigned at the time of construction and may have changed. When a given owner's name occurred in a city directory more than once, as in John Shaw, a "best guess" judgment was made that an address in a neighborhood associated with Kirkemo's work was the most likely fit. The interviews are considered a less reliable source for accuracy as they were removed by several decades in time. The table contains best information from the sources used in this project but should not be considered absolutely complete; additional research may provide further details.

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## 9. Major Bibliographic References

### Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record # \_\_\_\_\_

### Primary Location of Additional Data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other -- Specify Repository

Sources: Exhaustive searches were made on these subjects in the following repositories: University of Montana K. Ross Toole Archives, Missoula, Montana; Missoula City-County Public Library Montana Room, Missoula, Montana; Montana Historical Society Library, Archives and Photo Archives, Helena, Montana; Missoula City Recorder and Building Permits offices, Missoula, Montana; personal communications with A. J. Gibson biographer and architectural historian Dr. Rafael Chacon, Missoula, Montana; Sanborn Company Fire Insurance Maps; and records of Mrs. Mary Staninger, Kirkemo interviewer, Missoula, Montana.

The Toole Archives now contains two relevant collections: the unprocessed H. E. Kirkemo files which Mrs. Staninger helped acquire and includes dozens of photographs of Kirkemo properties and Kirkemo's original project ledger; and the Gibson/Bakke/Kirkemo Architectural Drawings collection, containing hundreds of original plans from these three architects.

The research represented here demonstrates that there is more work to be done on the subject of H. E. Kirkemo and the A. J. Gibson lineage of architects in western Montana.

## 11. Addendum Form Prepared By

name/title: Barbara Behan  
date: May 2005  
street & number: 530 E. Beckwith telephone: (406) 728-2727  
city or town: Missoula state: MT zip code: 59801

## Property Owner

name/title: Brent Campbell and Carla Davis  
street & number: 243 McLeod Ave. telephone: (406) 327-8684  
city or town: Missoula state: MT zip code: 59801



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East elevation, photo by Barbara Behan, October 2005

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North elevation, photo by Barbara Behan, October 2005

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North and west elevations, photo by Barbara Behan, October 2005

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South elevation, photo by Barbara Behan, October 2005

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Addition to south elevation, photo by Barbara Behan, October 2005

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Garage – east elevation, photo by Barbara Behan, October 2005



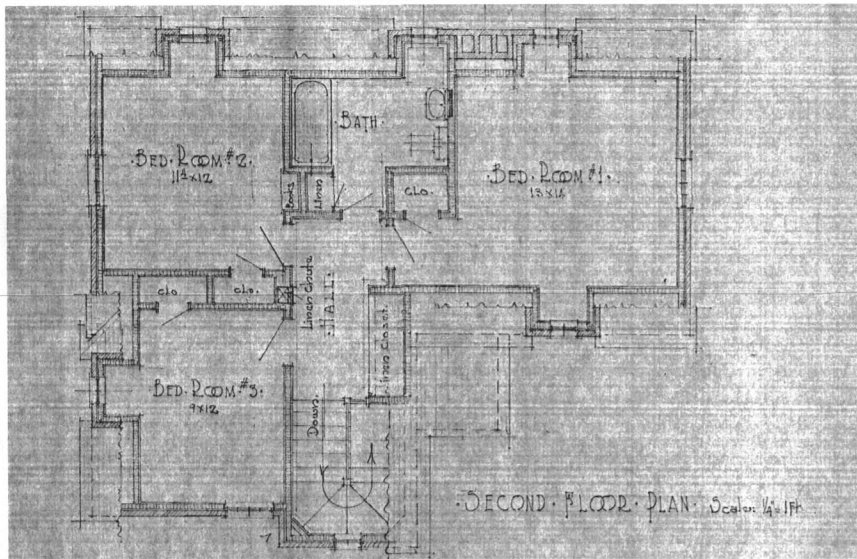
United States Department of the Interior  
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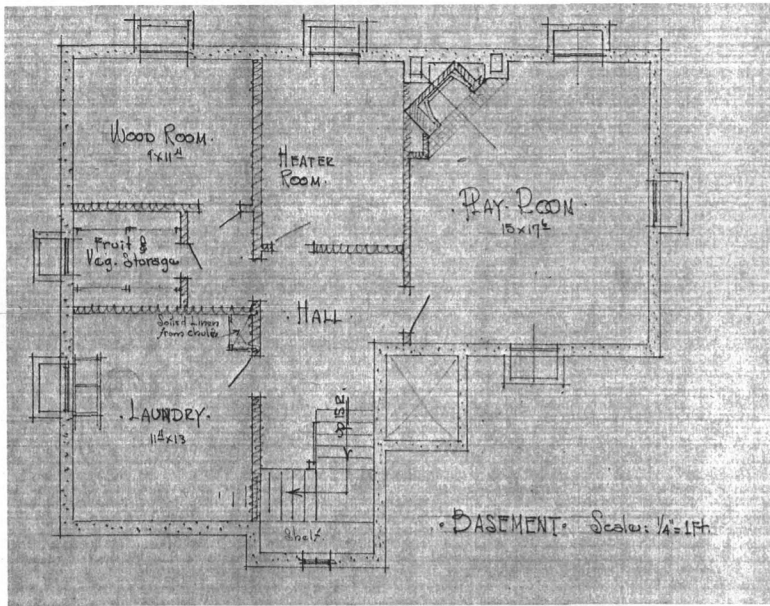
United States Department of the Interior  
National Park Service

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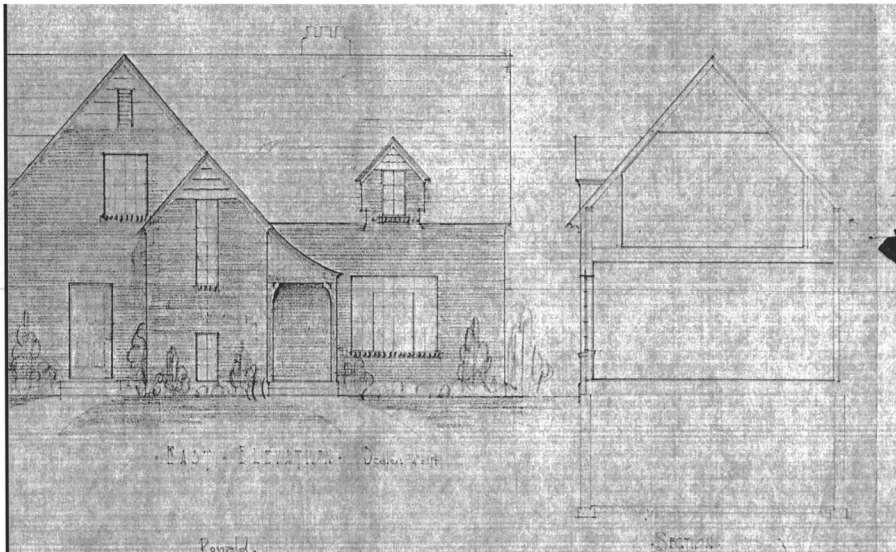
United States Department of the Interior  
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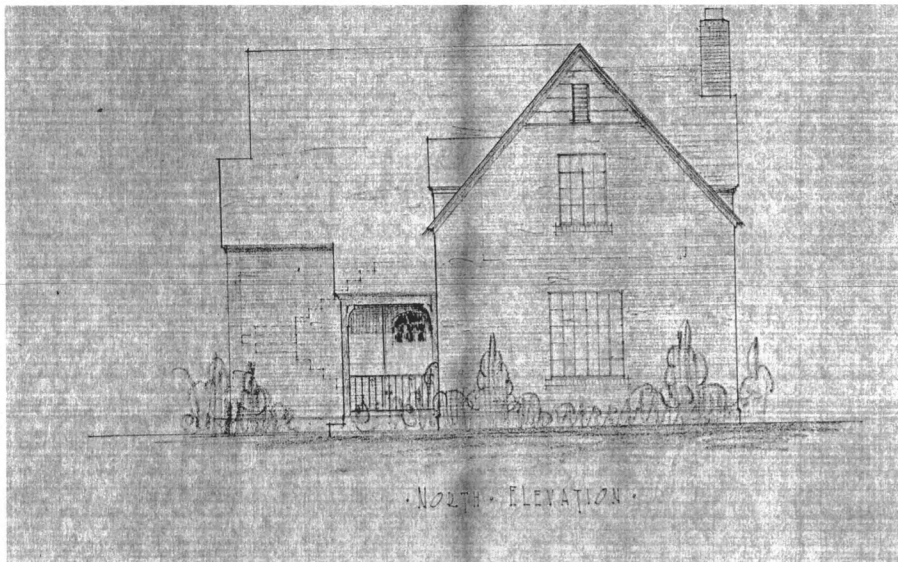
United States Department of the Interior  
National Park Service

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Architectural Drawings

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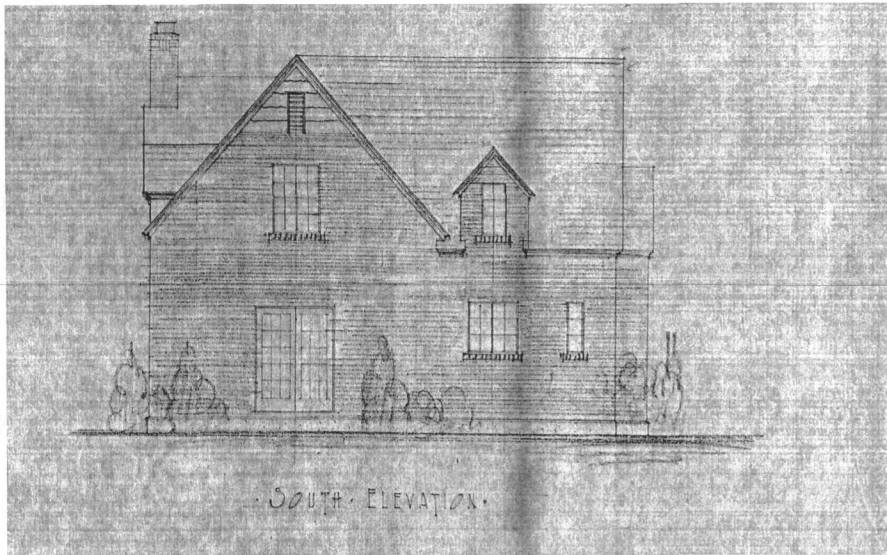
United States Department of the Interior  
National Park Service

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Architectural Drawings

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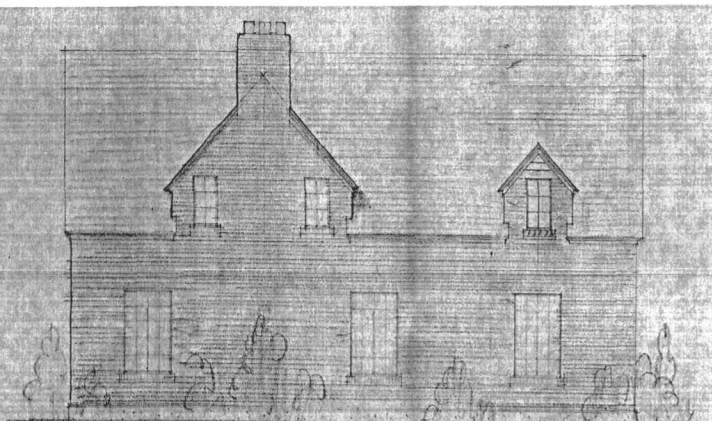
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# National Register of Historic Places Continuation Sheet

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WEST ELEVATION

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY University Area Historic District  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: MONTANA, Missoula

DATE RECEIVED: 7/16/08 DATE OF PENDING LIST:  
DATE OF 16TH DAY: DATE OF 45TH DAY: 8/29/08  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 00001523

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 8-29-08 DATE

ABSTRACT/SUMMARY COMMENTS:

~~additional Documentation Accepted~~

RECOM./CRITERIA Accept

REVIEWER Eden Beall

DISCIPLINE History

TELEPHONE \_\_\_\_\_

DATE 8-29-08

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

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**Roxy Theater, 718 South Higgins Avenue, Missoula, Montana**

This second addendum is submitted to expand the documentation for the University Area Historic District (Missoula County, MT, listed 12/13/2000). This addendum is written to correct the Contributing/Noncontributing status error of the Roxy Theater at 718 South Higgins Avenue Missoula, Missoula County, Montana. The 2000 nomination cited the Roxy Theater as noncontributing while in fact the site form stated the theater was contributing to the University Area Historic District.

### 3. State/Federal Agency Certification

Signature of certifying official/Title

Date \_\_\_\_\_

Montana State Historic Preservation Office  
State or Federal agency or bureau

(\_\_ See continuation sheet for additional comments.)

#### 4. National Park Service Certification

I, hereby certify that this property is:

**Signature of the Keeper**

Date of Action

**entered in the National Register**

see continuation sheet

\_\_\_ determined eligible for the National Register

see continuation sheet

           determined not eligible for the National Register

see continuation sheet

removed from the National Register

see continuation sheet

other (explain):

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

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University Area Historic District Addendum II  
Missoula County, Montana

Roxy Theatre, 718 South Higgins Avenue, Missoula, Montana

The reclassification results in a different resource count that originally listed. In section 5, the "Number of Resources within the Property" should now read as follows:

### 5. Classification

#### Number of Resources within Property

Contributing	Noncontributing	
<u>618</u>	<u>163</u>	building(s)
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>618</u>	<u>163</u>	TOTAL

### 7. Description

The University Area Historic District encompasses 43 whole blocks and seven half-blocks of the University Area residential neighborhood of Missoula, Montana. The district contains 781 buildings 80% of which make a positive contribution to the district's historic character. The 700 block of South Higgins Avenue has a mix of commercial and residential uses, including the Roxy Theater (Theatre). The building was constructed in 1937 as a two-story building, with a mezzanine, cinema – Roxy Theater (Theatre) -- and a "dairy bar" --the Roxy Coffee Shop. The interior had been modified over time, but remained a commercial cinema until an electrical fire erupted in 1994. The building was partially gutted by the 1994 fire, and was slowly restored as a commercial theater by 2000. At that time, it appears that the building was partially restored, and the original second-story windows were still blocked in. Today the windows have been reintroduced in their historic location and configuration.

This two-story, flat-roofed building has exterior concrete and masonry walls on four sides, and a stuccoed façade (west elevation). The Roxy is a commercial cinema structure with stucco and exposed aggregate walls, a stepped parapet, commercial display windows, and a recessed entry. The façade has symmetrical fenestration with large multi-paned commercial windows on the ground floor, and three decorative pilasters in the recessed center panel on the second floor that rise above the front ornamental parapet wall.



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University Area Historic District Addendum II  
Missoula County, Montana

Roxy Theatre, 718 South Higgins Avenue, Missoula, Montana

### Integrity

After the structure burned in 1994, the owners restored it in 1999 and 2000. The original facade and second story fenestration have been restored. The restoration process included the rehabilitation and restoration of historic material, and reconstruction of architectural details using historic photographs and oral interviews to ensure accuracy. The result is a singular building reflective of the historic period. The accuracy of the restoration warrants the building's reclassification as a contributing resource in the historic district. The Roxy is one of a few Art Deco/Art Moderne structures in the University Area, retains historical integrity, and is in excellent condition.

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### 8. Statement of Significance

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The Roxy Theater was incorrectly cited in the nomination as a noncontributing element in the 2000 final list of contributing and noncontributing resources. It was mostly restored in 1999 when the Montana Property Information Form was completed for the historic district nomination. When the 2000 nomination was submitted the survey form contained the following statements:

**HISTORICAL and/or ARCHITECTURAL SIGNIFICANCE:** The design and material integrity of this structure are partially diminished by the application of an exposed aggregate veneer and the blocking of the second-floor windows. The Art Deco/Art Moderne influence seen in the over-all façade may be a later application but is well-adapted to the theater's function. It would be an integral part of a potential historic district.

As is evident from the photographs of the theater, and from a close reading of an aerial photograph of the site from 1937, the year the Roxy was completed, the stucco finish was original, and the window and door openings are original. The original form stated the following, "It would be an integral part of a potential historic district." It is an integral part of the University Area Historic District. The design and material integrity of this structure has been maintained through the complete restoration of the Roxy after the fire of 1994. The Art Deco/Art Moderne influence seen in the over-all façade is well-adapted to the theater's modern media functions. It is the only cinema structure in the district, and the only symmetrically designed Art Deco/Art Moderne structure in the commercial part of the district. It is an integral part of the University Area Historic District.

University Area Historic District Addendum II

United States Department of the Interior  
National Park Service

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Missoula County, Montana

Roxy Theatre, 718 South Higgins Avenue, Missoula, Montana

### 9. Major Bibliographic References

Mathews, Allan James.

*A Guide to Historic Missoula*, Montana Historical Society, 2002.

McAlester, Virginia & Lee.

*A Field Guide to American Houses*. Alfred A. Knopf; New York, 1996.

Missoula Chamber of Commerce.

*Missoula, The Garden City*. Missoulia Printing; Missoula, Montana, 1910.

*Missoulia*.

*Lasting Impressions*. Missoulia; Missoula, Montana, 1998.

Polk, R.L. & Company.

Polk's Missoula City Directory, Including Missoula County. R.L. Polk; Kansas City, Missouri, 1938, 1940-41, 1946, 1952, 1956.

See continuation sheet

#### Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # \_\_\_\_\_
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#### Primary Location of Additional Data:

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National Park Service

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1. University Area Historic District Addendum II  
Roxy Theatre, 718 South Higgins Avenue, Missoula, Montana
2. Missoula County, Montana
3. Philip Maechling
4. July 2008
5. Digital image on file at MT SHPO
6. West façade, looking east
7. Photo #1



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National Park Service

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1. University Area Historic District Addendum II  
    Roxy Theatre, 718 South Higgins Avenue, Missoula, Montana
2. Missoula County, Montana
3. Unknown
4. c. 1957
5. Digital images on file at MT SHPO
6. Historic photo, west façade, looking east
7. Photo #2

